



**Plan Commission**

6801 Delmar Boulevard, University City, Missouri 63130 • 314-505-8500 • Fax: 314-862-3168

**AGENDA**

**PLAN COMMISSION MEETING**

Wednesday, December 6, 2023 at 6:30 pm

Location: Hybrid meeting (both in-person and virtual\* attendance options)

City Hall, 5<sup>th</sup> Floor Council Chambers

6801 Delmar Boulevard

*\*For virtual meeting details, see next page.*

**1. Roll Call**

**2. Approval of Minutes**

- a. October 25, 2023 Plan Commission Minutes

**3. Public Comments** – (Limited to 3 minutes for individual’s comments, 5 minutes for representatives of groups or organizations.)

**4. Old Business**

a. **TXT-23-04 (Revised)**

Applicant: Subtext Acquisitions, LLC

Request: Text Amendment to sections 400.760, 400.780, 400.1190, **400.2130 (revised)** of the zoning code

*VOTE REQUIRED*

b. **REZ-23-02 Preliminary Development Plan (Revised)**

Applicant: Subtext Acquisitions, LLC

Request: Consider recommendation of a revised Preliminary Development Plan related to REZ-23-02

Location: 6630-6654 Delmar Boulevard

*VOTE REQUIRED*

**5. New Business**

a. **CUP-23-07**

Applicant: Hatchet House, LLC (dba Hatchet Haus Axe Throwing)

Request: Conditional Use Permit (CUP) to allow for an indoor amusement center in the “CC” Core Commercial District

Location: 6662 Delmar Boulevard, Suite C

*PUBLIC HEARING, VOTE REQUIRED*

b. **CUP-23-08**

Applicant: Civil Engineering Design Consultants, Inc. (attn. Paul Boyer, P.E.)

Request: Conditional Use Permit (CUP) to allow for a day care center in the “IC” Industrial Commercial District

Location: 6779-6773, 6771, 6767 Olive Boulevard

*PUBLIC HEARING, VOTE REQUIRED*

c. **SUB-23-03**

Applicant: Civil Engineering Design Consultants, Inc. (attn. Paul Boyer, P.E.)

Request: Major Subdivision – Lot Consolidation

Location: 6779-6773, 6771, 6767 Olive Boulevard

*VOTE REQUIRED*

d. **TXT-23-05**

Applicant: City of University City

Request: Approval of Text Amendment to (1) allow for a reduction in the number of required off-street parking spaces for older, existing commercial or mixed-use buildings; and (2) exempt existing mixed-use buildings in the Core Commercial (CC) zoning district from the minimum lot area per dwelling unit standard

*VOTE REQUIRED*

**6. Other Business**

a. 2024 Plan Commission Meeting Dates:

- January 24, 2024
- February 28, 2024
- March 27, 2024
- April 24, 2024 (During Passover) – move to Wed April 17 instead?
- May 22, 2024
- June 26, 2024
- July 24, 2024
- August 28, 2024
- September 25, 2024
- October 23, 2024
- December 11, 2024 (Wednesday)

**7. Reports**

- a. Council Liaison Report
- b. Housing & Third Ward Revitalization Task Force Report

**8. Adjournment**



**Plan Commission**

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**VIRTUAL MEETING DETAILS**

**PLAN COMMISSION MEETING**

Wednesday, December 6, 2023 at 6:30 pm

Location: Hybrid meeting (both in-person and virtual\* attendance options)

City Hall, 5<sup>th</sup> Floor Council Chambers (6801 Delmar Boulevard)

*\*For virtual meeting details, see below.*

**Observe and/or Listen to the Meeting** (your options to join the meeting are below):

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85993633124?pwd=MDBCmNuybm5EbUtzcfIEbGwxaGxkdz09>

Passcode: 087238

Or One tap mobile:

+16469313860,,85993633124#,,,,\*087238# US

+19292056099,,85993633124#,,,,\*087238# US (New York)

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 646 931 3860 US

+1 253 205 0468 US

+1 929 205 6099 US (New York)

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+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 305 224 1968 US

+1 360 209 5623 US

+1 309 205 3325 US

+1 386 347 5053 US

+1 312 626 6799 US (Chicago)

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**Citizen Participation**

Comments may be sent via email to: [jwagner@ucitymo.org](mailto:jwagner@ucitymo.org) or mailed to the City Hall – 6801 Delmar Blvd. – Attention John L. Wagner, Director of Planning and Development. Such comments will be provided to the Plan Commission prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting. Please note, when submitting your comments or invites, a **name and address must be provided**. Please also note if your comment is on an agenda or nonagenda item, and a name and address are not provided, the provided comment will not be recorded in the official record.



**Department of Planning and Development**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8500, Fax: (314) 862-3168

**MEETING MINUTES (DRAFT)**

**PLAN COMMISSION**

Location: Heman Park Community Center (975 Pennsylvania Ave) and via Videoconference (Zoom)  
Wednesday, October 25, 2023 at 6:30pm

The Plan Commission held its regular session on Wednesday, October 25, 2023 at Heman Park Community Center and via Zoom. The meeting commenced at 6:30 pm and concluded at 8:01 pm.

**Call to Order – (6:30 pm)** Chairwoman Holly called the meeting to order.

**1. Roll Call**

Present

Al Fleischer Jr.

Charles Gascon (joined at 6:41 pm)

Tori Gonzalez (joined via Zoom at 7:22 pm)

Ellen Hartz

Mark Harvey

Margaret Holly

Patricia McQueen

Jeff Hales (Council Liaison)

Staff Present

John Wagner, Director of Planning & Development

John Mulligan, City Attorney

Mary Kennedy, Planner

**2. Approval of Minutes**

a. September 27, 2023 – Approved with no corrections

**3. Public Comments – none**

**4. Old Business – none**

**5. New Business**

a. **TXT-23-04**

Applicant: Subtext Acquisitions, LLC

Request: Text Amendment to sections 400.760, 400.780, 400.1190, 400.2130 of the zoning code

**VOTE REQUIRED**

Mary Kennedy, Planner, presentation the staff reports for all three agenda items, which are related to the same development proposal. Ms. Kennedy explained that recommendation of TXT-23-04 would be necessary to allow the Plan Commission to recommend approval of the other agenda items.

John Wagner, Director of Planning & Development, added that the Code Review Subcommittee of the Plan Commission met the day prior to review the proposed Text Amendment and were unanimously in favor of the amendment.

Commissioner Gascon asked whether the 50 parking spaces for the commercial uses is what is required per code. Ms. Kennedy clarified that 50 spaces is an adjustment to the required

spaces, and what is proposed in the Preliminary Development Plan. Mr. Gascon asked what the code would require, without reductions, for those uses. Staff and the applicant said they would provide that number.

Chair Holly expressed some confusion about the numbers stated in the applicant's parking memo. Ryan Bumb, applicant, explained that they based the proposed parking on the "average peak demand", not the "85<sup>th</sup> percentile peak demand." Staff stated that they would work with the applicant to address the confusion and will send the Plan Commission the updated Parking Sufficiency Memo, which was received the day prior. (The updated memo is attached to these minutes as "Attachment A".)

Ryan Bumb of Subtext Acquisitions, LLC (3000 Locust Street, St. Louis, MO), applicant, presented the proposed development. Mr. Bumb was joined by Neil Reardon and Laura Eder of ESG Architects, the applicant's architects. Ms. Eder answered the Commissioner Gascon's earlier question regarding the number of required parking spaces for the commercial uses—it would be 92 spaces for the retail, restaurant, and residential visitor spaces.

Commissioner Fleischer, Chair of the Code Review Subcommittee of the Plan Commission, reported that he and Commissioners Hartz and Gonzalez had met the previous day with staff to discuss the proposed text amendment. The Code Review Subcommittee was unanimously in favor of the text amendment.

Commissioner Fleischer motioned to recommend TXT-23-04 to the City Council. The motion passed unanimously with 6 ayes and 0 nays.

b. **REZ-23-02**

Applicant: Subtext Acquisitions, LLC

Request: Map Amendment from Core Commercial District (CC) to Planned Development – Mixed-Use District (PD-M) and to further consider approval of a Preliminary Development Plan

Location: 6630-6654 Delmar Boulevard

*VOTE REQUIRED*

The staff report for this agenda item was presented along with the staff report for TXT-23-04 above.

Commissioner Harvey motioned to recommend to City Council REZ-23-02, rezoning the subject property from "CC" Core Commercial District to "PD-M" Planned Development – Mixed-Use District, with the condition in the staff report, and an additional condition to read, "The development shall be subject to the standards set forth in 400.590(C) through 400.590(F)." The motion passed unanimously with 6 ayes and 0 nays.

Commissioner Fleischer motioned to recommend to City Council the Preliminary Development Plan associated with REZ-23-02, with the conditions in the staff report.

Commissioner Harvey shared with the Commission he has heard some residents are opposed to the development because they are concerned that the character of the development is not consistent with the Delmar Loop.

Mr. Wagner reported that Cirri Moran, Trustee of Ames Place, sent an email stating she had spoken individually with the applicant and that she is in support of the proposed development. (Ms. Moran's letter is attached to these minutes as "Attachment B.")

Chair Holly asked the applicant if they had done outreach to University Heights No. 2 (private subdivision). Mr. Bumb stated that he was given contacts of the three representatives of University Heights No. 2 and shared with them the project website and general information about the project and offered to meet with them or anyone in their community. He received one email back from one of the representatives stating that he was not concerned about the

development, particularly since they were not close enough to the development to be impacted. Mr. Bumb did not hear anything back from the other two representatives of University Heights No. 2.

Chair Holly mentioned that there is an existing sculpture on the subject property, and it's unclear who the owner of the sculpture is or what agreements with the City or property owners are in place. Staff said they would research this question and report back to the Plan Commission.

Jeff Hales, City Council Liaison, stated he was concerned about the amount of parking provided, particularly for the 2-bedroom and 3-bedroom units, which may have more than one car per household. Mr. Hales also asked if the parking garage would be open to the public. Mr. Bumb, applicant, responded that 77 spaces would be open to the public, and 302 spaces would be secured, gated, and reserved for apartment residents. Ms. Eder, applicant's architect, described the most recent research on parking demand, which points toward requiring fewer parking spaces to reflect changing preferences among younger generations particularly in denser urban areas. She stated that the Delmar Loop is a highly walkable neighborhood with many amenities and services within a short walking distance, attracting people who want to live car-optional or car-light lifestyles.

Commissioner Fleischer asked how the reserved spaces would be managed. Mr. Reardon, applicant's architect, explained that each space in the reserved area would be assigned to a resident.

Ms. Kennedy stated that coming from the subject property, it would be inconvenient to park in the neighborhoods to the south of the Loop due to dead end streets. If there will be overflow parking generated by the development, she expects people to use the on-street parking on Delmar or in Municipal Parking Lot No. 4. Finally, Ms. Kennedy stated that most of the existing parking issues in Ames Place stem from the 560 Music Center/COCA and existing multifamily within Ames Place. Mr. Bumb added that one of the Traffic Commissioners, who is a long-term resident of Ames Place, noted that there has been a notable reduction in parked cars overnight in the last 10 years.

Mr. Hales asked if parking spaces will be reallocated if one unit does not have a car. Mr. Bumb explained that yes, they will have the ability to manage the parking needs for all residents. He stated that parking will be an additional cost to the rent.

Mr. Wagner mentioned that the City will be hiring a separate consultant to review the proposed parking and Parking Sufficiency Memo.

Commissioner Gascon motioned to add a condition to the Plan Commission's recommendation of the Preliminary Development Plan that reads, "The recommendation of the Preliminary Development Plan is contingent upon the City verification of the parking analysis prior to the Preliminary Development Plan being presented to City Council." The motion passed unanimously with 6 ayes and 0 nays.

Mr. Bumb stated his concern that these analyses can be very time consuming. Ms. Kennedy suggested that the condition instead read that the analysis be required before the Final Development Plan is presented to Council. This would prevent the project from being delayed. Mr. Harvey motioned to revise the condition accordingly. Commissioner Gascon stated he believes it's important that the Council have a chance to review the parking analysis with the Preliminary Development Plan. Mr. Wagner clarified that it will not be a full parking study, but just a review of the applicant's Parking Sufficiency Memo, which would only take a week or two. Mr. Harvey withdrew his motion.

John Mulligan, City Attorney, asked what the plan for security for the building would be. Mr. Bumb responded that there will be a full-time staff member at the building, and that they

generally do not have full-time security officers at their properties. He stated that it will be the full-time staff member's responsibility to manage issues with people parking in the public spaces who are not visiting one of the uses in the building. They will also be responsible for monitoring if residents are using the public parking spots in the building.

Commissioner McQueen asked whether the tenants will be required to provide their license plate number and vehicle information to help with monitoring and managing the use of parking spaces. Mr. Bumb confirmed that yes, they will be requiring that information from their tenants and that information will be used in monitoring and managing the parking use.

The motion to recommend the Preliminary Development Plan with the conditions approved above passed unanimously with 6 ayes and 0 nays.

c. **SUB-23-02**

Applicant: Subtext Acquisitions, LLC

Request: Approval of a consolidation plat

Location: 6630-6654 Delmar Boulevard

**VOTE REQUIRED**

Dr. Wagner presented the staff report and clarified that while the staff report refers to four parcels on the subject property, the applicant's engineer identified five parcels. The legal descriptions and boundaries of the subject property with all five parcels are described in the subdivision plat.

Commissioner McQueen motioned to recommend SUB-23-02 to City Council. The motion passed unanimously with 6 ayes and 0 nays.

Ms. Kennedy noted that Commissioner Gonzalez had been present for a portion the meeting via Zoom. Commissioner Gonzalez chose to abstain from voting since she missed some of the discussion for the agenda items and the votes were unanimous.

**6. Other Business**

- a. Chair Holly reported that Commissioners Gascon and Fleischer will be up for a second term on the Plan Commission as of January 2024. Mr. Hales confirmed that they will be nominated for their second terms at the November 13, 2023 City Council meeting.
- b. The next Plan Commission meeting will be on December 6, 2023 at 6:30pm. This meeting will be in lieu of individual November and December meetings.
- c. Commissioner Gascon requested that future packets be shared with the Plan Commission via a link instead of attachments to emails.

**7. Reports**

- a. Comprehensive Plan Subcommittee – Commissioner Gascon (Chair of the Subcommittee) thanked the commissioners for their work on the comprehensive plan. Mr. Wagner added that staff will present the plan to City Council at their next study session on November 13, 2023. Approval of the plan would likely be at a later meeting.
- b. Council Liaison Update – Mr. Hales did not have an update for the commission beyond what had already been discussed.
- c. Housing & Third Ward Revitalization Task Force – Commissioner McQueen reported that the Task Force has completed the first phase of their plan, and the consultants produced a "Summary of Understanding" to capture the work and feedback gathered to date. She also noted that there has been discussion on how to best engage residents.

**8. Adjournment** – The meeting was adjourned at 8:01 pm.



## Parking Sufficiency Memorandum

**Date:** September 22, 2023 (updated October 24, 2023)

**To:** Mr. Ryan Bumb, Subtext Living

**From:** Mr. Srinivasa Yanamanamanda, P.E., PTOE, PTP  
Mr. Brian Rensing, P.E., PTOE

**CBB Job Number:** 2023-053

**Project:** Proposed Mixed-Use Residential Development  
University City, Missouri

As requested, CBB has completed a parking sufficiency assessment pertaining to the proposed mixed-use development in University City, Missouri. The location of the site relative to the surrounding area is depicted in **Figure 1**.

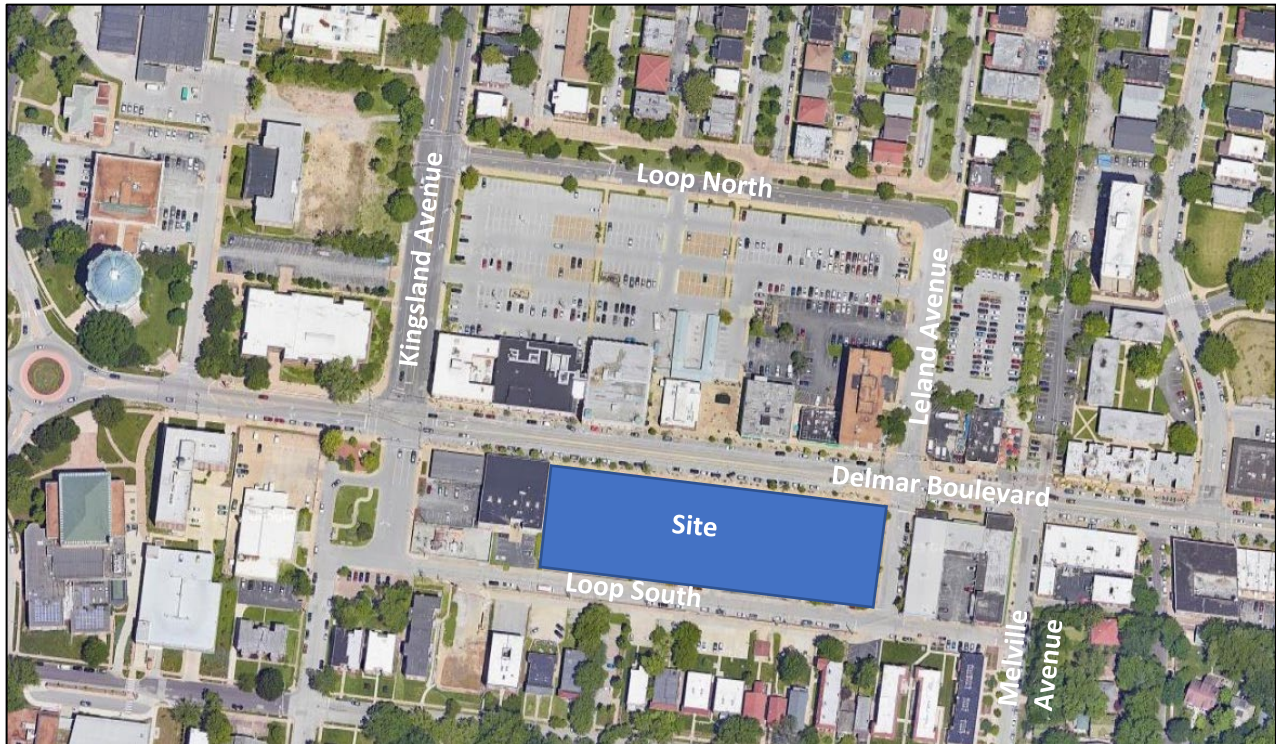


Figure 1: Project Location Map







Based on the preliminary site plan provided by you, the development will consist of a 329-unit mixed-use residential building with proposed retail, bank, and restaurant on the first two levels. Access to the development is proposed as three curb cuts on Loop South.

### **Basic Parking Terminology and Concepts**

When describing parking characteristics, it is important to understand the terminology. This section defines common parking terms to clarify certain parking topics. The parking ratio is the number of parking spaces provided per unit of land use (i.e. 1,000 gross s.f. or per residential unit). The parking demand is the number of parking spaces being occupied by vehicles at a specific land use for a specific moment in time, typically addressing a peak time period. Parking Supply is the total number of spaces provided or available to serve the site.

Parking facilities are generally perceived to be full by users and illegal parking and cross-parking increases when more than 85-95% of the parking spaces supplied are full. It is generally appropriate to supply 5-10% more parking than the peak parking demand. The cushion (or surplus) reduces the need to circulate and search the entire area for the last few available parking spaces, reduces user frustration, provides for recurring peak operating load fluctuations, visitors, misparked vehicles, snow cover, vehicle maneuvering, and vacancies created by reserving spaces for specific users. The supply cushion also provides for unusual peaks in activity on the site.

### **Estimated Parking Demand**

In order to forecast the anticipated parking needs for the proposed mix of uses, the Institute of Transportation Engineers (ITE) Parking Generation Manual (5th Edition) was referenced. This manual provides peak parking demand rates for various land uses based on empirical nationwide studies. **Table 1** at the end of this memorandum summarizes the estimated parking demand for the proposed development.

### **SUMMARY**

Based on ITE's estimated parking demand for the proposed development, it is our opinion that 255 spaces be provided to meet the average parking demand and 425 spaces be provided to meet the 85<sup>th</sup> percentile parking demand.

We trust that this memorandum adequately addresses the parking demands associated with the proposed development. If additional information is desired, please contact me at [yanamanamanda@cbbtraffic.com](mailto:yanamanamanda@cbbtraffic.com).



**Table 1: Weekday Parking Demand Projection  
ITE's Parking Generation Manual (5th Edition)**

Hour Beginning	Land Use 221 – Mid Rise Apartments			Land Use 876 – Apanel Store			Land Use 932 – High Turnover Sit-Down Restaunt			Land Use 912 - Bank			Total		
	% of Peak Period	Ave. ITE Peak Demand	85 <sup>th</sup> %-tile	% of Peak Period	Ave. ITE Peak Demand	85 <sup>th</sup> %-tile	% of Peak Period	Ave. ITE Peak Demand	85 <sup>th</sup> %-tile	% of Peak Period	Ave. ITE Peak Demand	85 <sup>th</sup> %-tile ITE Peak Demand	Ave to 85 <sup>th</sup> %-tile Peak Demand		
		0.71	1.17		1.13	1.13		6.47	12.37		3.72	6			
		Per Unit	Per Unit		Per 1000 SF	Per 1000 SF		Per 1000 SF	Per 1000 SF		Per 1000 SF	Per 1000 SF			
12:00 4:00 AM	100%	234	385	-				0	0	0%	0	0	234	to	385
5:00 AM	94%	220	362	-				0	0	-	0	0	220	to	362
6:00 AM	83%	194	320	-				0	0	-	0	0	194	to	320
7:00 AM	71%	166	274	-				0	0	7%	1	2	167	to	276
8:00 AM	61%	143	235	-				0	0	24%	3	5	146	to	240
9:00 AM	55%	129	212	-				0	0	62%	8	12	137	to	224
10:00 AM	54%	127	208	-			26%	7	13	82%	10	15	144	to	236
11:00 AM	53%	124	205	-			43%	12	22	90%	11	17	147	to	244
12:00 PM	50%	117	193	-			95%	25	48	85%	10	16	152	to	257
1:00 PM	49%	115	189	82%	2	2	49%	13	25	88%	10	17	140	to	233
2:00 PM	49%	115	189	88%	2	2	39%	11	20	92%	11	17	139	to	228
3:00 PM	50%	117	193	100%	2	2	37%	10	19	100%	12	19	141	to	233
4:00 PM	58%	136	224	65%	1	1	62%	17	31	92%	11	17	165	to	273
5:00 PM	64%	150	247	65%	1	1	99%	26	49	72%	9	14	186	to	311
6:00 PM	67%	157	258	47%	1	1	100%	26	50	36%	5	7	189	to	316
7:00 PM	70%	164	270	59%	1	1	83%	22	42	9%	2	2	189	to	315
8:00 PM	76%	178	293	47%	1	1	51%	14	26	-	0	0	193	to	320
9:00 PM	83%	194	320	-			28%	8	14	-	0	0	202	to	334
10:00 PM	90%	211	347	-			10%	3	5	-	0	0	214	to	352
11:00 PM	93%	218	358	-			0%	0	0	-	0	0	218	to	358
													<b>Max Demand</b>		max demand
													<b>234</b>	<b>to</b>	<b>385</b>

## Mary Kennedy

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**From:** John Wagner  
**Sent:** Tuesday, October 24, 2023 10:41 AM  
**To:** Cirri Moran  
**Cc:** Mary Kennedy  
**Subject:** RE: SubText Delmar Project

Thank you Cirri.

John L. Wagner, Ph.D.  
Director of Planning and Development

-----Original Message-----

**From:** Cirri Moran <cirrikr@gmail.com>  
**Sent:** Tuesday, October 24, 2023 10:08 AM  
**To:** John Wagner <jwagner@ucitymo.org>  
**Cc:** Jeff Hales <halesforucity@gmail.com>; Steve McMahon <steve\_mcmahon@att.net>  
**Subject:** SubText Delmar Project

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi John,

I won't be able to make tomorrow night's Plan Commission meeting discussing the SubText project on the Agenda. However I would like to share that Ryan Bumb has reached out and done his "outreach" due diligence. No-one in Ames Place has shared concerns with me about the project. In fact, most of the comments I hear circle around the continued degradation of the Loop — both visually and commercially — and how it doesn't meet the needs of the established near neighborhoods. In fact, most homeowners and families frequent the Loop infrequently or just visit or focus on the very few neighborhood-friendly events and stores that are left after Craft Alliance and Panera Bread have exited. No-one goes to just "shop" or "stroll". In fact, most neighbors I talk to avoid the Loop altogether.

Hopefully the SubText project will bring life back to the western end of the Loop. But once again, the devil will be in the details, and we leave that in the hands of Plan Commission and City Council. As long as it doesn't specifically market itself to dormitory living and can sustain a possibility of attracting a more diversified generational clientele (rather than students), it could become a positive anchor and catalyst for positive change.

Cirri Moran  
6652 Kingsbury  
Ames Place



**Department of Planning and Development**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8500, Fax: (314) 862-3168

**MEMO (UPDATED FOR DECEMBER 6, 2023)**

**\*Updates to this staff report are indicated in bold, blue text\***

<b>Meeting Date</b>	<b>December 6, 2023</b> (First presented October 25, 2023)
<b>File Number</b>	TXT-23-04
<b>Council District</b>	n/a
<b>Applicant</b>	Subtext Acquisitions, LLC
<b>Request</b>	Approval of Text Amendment to sections 400.760, 400.780, 400.1190, and 400.2130 in the zoning code

**Comprehensive Plan Conformance:**

Yes       No       No reference

**Staff Recommendation:**

Approval       Approval with Conditions       Denial

**Attachments:**

- A. Proposed Text Amendment (**only Section 400.2130 is attached to this revised memo, since the other Sections in the amendment are not affected**)

**Request**

The applicant, Subtext Acquisitions, LLC, is requesting approval of a text amendment to various sections of the zoning code. A recommendation and action are needed in advance of Plan Commission and City Council recommendation of REZ-23-02, an application for Planned Development – Mixed-Use. Below is a summary of each provision proposed to be amended and the purpose:

- **400.760(D)** – This subsection describes the permitted uses for Planned Development – Mixed-Use (PD-M). Currently, there is no provision for allowing elevator-type dwellings with a floor area ratio (FAR) of greater than three (3.0). The applicant is concurrently proposing a mixed-use development (PD-M) with elevator-type dwellings and an overall FAR of 3.69. The proposed text amendment would allow elevator-type dwellings with an FAR of greater than 3.0 to be designated as permitted uses only through the PD-M procedure. The Plan Commission and City Council will retain their authority to evaluate the appropriateness of the use and intensity and determine whether to approve or deny, or approve with conditions, the use and intensity.
- **400.780(E)** – This subsection describes the dimensional regulations for Planned Development – Mixed-Use (PD-M). The proposed amendment would allow the Plan Commission and City Council to waive perimeter buffer requirements (which can be up to 50 feet wide) for PD-M developments specifically in the Delmar Loop, when deemed appropriate. This proposed amendment recognizes that requiring such buffers can be burdensome for development in the Delmar Loop, where space is limited, and that the buffers are not compatible with the character of the Delmar Loop. The proposed amendment also defines the Delmar Loop for the purposes of the subsection.



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- **400.1190(B)** – This subsection requires an increase in setbacks (10') and screening (privacy fence) when residential developments or multi-family developments abut commercial uses. The proposed amendment would allow the Plan Commission and City Council to waive the increased setback and screening for developments in the Delmar Loop when deemed appropriate. Similar to the above reasoning, this proposed amendment recognizes that requiring increased setbacks and screening in the Delmar Loop is not consistent with the character of existing development in the Delmar Loop. The proposed amendment also defines the Delmar Loop for purposes of the subsection.
- **400.2130** – This section sets forth various exceptions to the minimum off-street parking requirements. The proposed amendment allows the Plan Commission and City Council to modify the parking requirements for developments going through the Planned Development procedure without also requiring a Conditional Use Permit (CUP). As currently written, most of the exceptions in 400.2130 can only be granted with a CUP, even if a proposed development is already going through the Planned Development process. The amendment would also allow the Plan Commission and City Council to approve greater modification of parking requirements based on evidence provided by the applicant, including industry data and analysis of parking demands for the specific uses. While Planned Developments requesting modification to the parking requirements would not be required to obtain a CUP for a parking reduction, they would still be required to meet the CUP review criteria.

**The proposed text amendment has been revised (see attached) to change this provision, which would allow greater modification from the parking requirements beyond what is currently allowed in the code. Instead, this provision will simply allow existing parking reductions in Section 400.2130 to be authorized under the Plan Development procedure. Currently, the code only allows some of these reductions through the Conditional Use Permit procedure.**

**Process – Required City Approvals**

Plan Commission. Section 400.3180 of the zoning code requires that the Plan Commission report to the City Council its recommendation on any application after receipt of the staff review report. The Zoning Administrator shall forward a copy of the Plan Commission's recommendation to the Historic Preservation Commission.

City Council. Section 400.3190 of the zoning code requires that text amendment applications be reviewed by City Council for final decision, subsequent to a recommendation from Plan Commission. The City Council shall hold a public hearing before acting on any application for amendment.

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**Staff Recommendation**

Staff recommends approval of the text amendment.

## **ARTICLE VII, OFF-STREET PARKING AND LOADING REQUIREMENTS, DIVISION 4 MINIMUM REQUIRED OFF-STREET PARKING AND LOADING SPACES**

### **Section 400.2130 Exceptions To The Minimum Off-Street Parking and Loading Space Requirements.**

[R.O. 2011 §34-94.1; Ord. No. 6139 §1(Exh. A (part)), 1997; Ord. No. 6401 §1(part), 2002; Ord. No. 6989 § 1, 4-27-2015; Ord. No. 7100, 4-8-2019; Ord. No. 7117, 11-25-2019]

- A. Exception For Places Of Worship. On-site parking facilities required for places of worship may be reduced by not more than fifty percent (50%) where such facilities are located in a non-residential district and within five hundred (500) feet of public or private parking lots having sufficient spaces to make up for the reduction. The use of an off-site public parking lot may only be authorized under the conditional use permit procedure (see Article XI). The use of an off-site private parking lot shall comply with Section 400.2010(B)(1), and be subject to the approval of the Zoning Administrator.
- B. Exception For Change Of Use Of Existing Commercial Buildings. A reduction in the number of required off-street parking and loading spaces for the reuse of a commercial building, existing prior to the effective date of this Chapter, may be authorized under the conditional use permit procedure. (see Article XI), subject to the following conditions:
  1. The reduction shall not exceed twenty-five percent (25%) of the off-street parking space requirements for the proposed use;
  2. No reduction shall be made in the amount of existing available off-street parking spaces on-site;
  3. The proposed use does not involve an expansion of the building that would result in additional parking or loading space requirements;
  4. Notwithstanding compliance with other standards contained in this Article (e.g., setbacks and landscaping), any portion of the site that can be reasonably converted to off-street parking shall be so used to satisfy a portion of the parking requirement; and
  5. The reduction shall not result in spill-over parking on adjacent or nearby properties. In making its determination, the Plan Commission and City Council shall consider information on the parking and loading demand associated with the proposed use as presented by the applicant and City staff.
- C. Exception Where Public Parking Is Allocated For Use. The City Council may allow a reduction in the number of on-site parking spaces required when the building served by such parking is located within five hundred (500) feet of a public parking facility or lot, provided a fee is paid to the City for pro rata share of the cost of constructing and maintaining such facility or lot.
- D. Exception For Shared Parking Arrangements. Shared parking is an arrangement in which two (2) or more uses with different peak parking periods (hours of operation) use the same off-street parking spaces to meet their off-street parking requirements. Up to one hundred percent (100%) of the parking required for one (1) use may be supplied by the off-street parking spaces provided for another use.
  1. By conditional use permit, a reduction in the number of parking spaces may be authorized. In issuing a conditional use permit, the City will consider whether the uses:
    - a. Are located within five hundred (500) feet as the crow flies of the shared parking as measured from the entrance of the use to the nearest point on the property;
    - b. Have no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed (see shared parking table in Section 400.2130(D)(3) as a guide);
    - c. Do not adversely affect surrounding neighborhoods;

- d. Do not adversely affect traffic congestion and circulation; and
    - e. Have a positive effect on the economic viability or appearance of the project or on the environment.
    - f. Relieved spaces or off-site shared parking spots cannot be located within the SR, LR, MR or HR Zoning Districts.
2. Application Requirements For Shared Parking. As a part of the application materials required for a conditional use permit, the applicant seeking shared parking shall submit to the Zoning Administrator the following information as a part of the conditional use permit application:
  - a. Proof that the uses of the shared spaces will reflect different peak hours of operation at different times of the day, week, month or year (see shared parking table below);
  - b. Proof of the size and types of proposed development or substantial changes, size and type of activities, composition of tenants, rate of turnover for parking spaces, and anticipated peak parking and traffic loads;
  - c. Proof that the route from required ADA-accessible spaces in the shared parking area to the nearest ADA-accessible entrance follows an accessible route as defined by the most recent ADA standards;
  - d. An agreement providing for the shared use of parking areas, executed by the parties involved, including owners of record, that shall include provisions for maintenance, snow removal, ownership, liability and duration of the agreement, and must be filed with the Department of Planning and Development in a form approved by the Planning and Development Director.
3. Shared Parking Table. The following table shall be used to determine peak hours of operation for proposed shared parking. Parking requirements shall be the cumulative requirements of the uses sharing the parking, except where different categories of uses (retail or service, employment, civic, or dwellings) are participating in the sharing agreement and are likely to generate distinctly different times of peak parking demand. Each use should provide a percentage of parking required by these regulations according to the shared parking table below. Whichever time period column requires the highest total parking spaces among the various uses should be the amount of parking provided subject to the shared parking agreement and Plan Commission review. Alternative parking allocations may be approved as a function of the conditional use permit based on industry data or other sufficient evidence and analysis of peak parking demands for specific uses.
4. Duration Of Agreement. Shared parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. Agreements must guarantee long-term availability of the parking, commensurate with the use served by the parking.
5. Recording Of Agreement. The agreements must be recorded with the County Recorder. If the uses of either party changes, the CUP is no longer valid unless the Zoning Administrator authorizes the new uses and determines there is compliance with the shared parking table [Section 400.2130(D)(3)]. If a shared parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this Article.
6. Revocation Of Permits. Failure to comply with the shared parking provisions of the shared parking plan shall constitute a violation of the Zoning Code and shall be cause for revocation of a certificate of zoning compliance and/or building permit.

- E. Exception For Uses Located Near Transit Stations And Stops. For uses located within five hundred (500) feet of a public transit station or stop, the off-street parking requirements may be reduced by ten percent (10%). The Loop Trolley stops and stations shall not be included in this exception.
- F. Exception for Reuse of Existing Elevator Apartment Buildings in the "CC" Core Commercial District. A reduction in the number of off-street parking and loading spaces or waiver thereof may be authorized under the conditional use permit procedure (see Article XI) for the reuse of an existing elevator apartment building in the "CC" Core Commercial District provided the building does not exceed four stories in height, all dwelling units are above the ground floor and the total building area used for dwelling units is not increased.
- ~~F.G. Exception For Planned Developments. With the recommendation of the Plan Commission and approval by the City Council, and based on evidence including, but not limited to, industry data or other sufficient evidence and analysis of parking demands for the specific uses, there may be modifications to the off-street parking requirements through the Planned Development (PD) procedure. Planned Developments requesting modification from the off-street parking requirements shall be required meet the review criteria for conditional use permit approval set forth in 400.2710 and may be subject to additional conditions when the requested modification has the potential for adverse impacts.~~

(See proposed change in blue text below)

- G. Exception for Planned Developments. Exceptions in this Section authorized under the conditional use procedure may be authorized for planned developments under the planned development procedure in Article IV, Division 11 of this Chapter, and the same exception standards shall apply under either procedure and may be adjusted by the City Council to the same extent allowed under Section 400.2700.D.2 for conditional uses.





**Department of Planning and Development**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8500, Fax: (314) 862-3168

**STAFF REPORT (UPDATED FOR DECEMBER 6, 2023)**

**\*Updates to this staff report are indicated in bold, blue text\***

<b>Meeting Date</b>	<b>December 6, 2023</b> (First presented October 25, 2023)
<b>File Number</b>	REZ-23-02
<b>Council District</b>	1
<b>Location</b>	6630, 6640, 6650, 6654 Delmar Boulevard
<b>Applicant</b>	Subtext Acquisitions, LLC
<b>Property Owner</b>	6630, 6650 Delmar Blvd: Commerce Bank 6640, 6654 Delmar Blvd: Washington University in St. Louis
<b>Request</b>	Map Amendment from Core Commercial (CC) to Planned Development – Mixed-Use (PD-M) and to further consider approval of a Preliminary Development Plan

**Comprehensive Plan Conformance:**

Yes       No       No reference

**Staff Recommendation:**

Approval     Approval with Conditions     Denial

**Attachments:**

- A. Application
- B. Property Owner Authorizations
- C. Narrative
- D. Site Plans
- E. Geotechnical Report
- F. Architectural Plans & Renderings
- G. Landscape Plans
- H. Traffic Impact Study
- I. Parking Sufficiency Memo
- J. Exhibit A – Parking Analysis**

**Applicant Request**

The applicant, Subtext, LLC, is requesting a Map Amendment rezoning from Core Commercial (CC) to Planned Development Mixed-Use (PD-M) and further approval of a Preliminary Development Plan for a mixed-use development at 6630-6654 Delmar Boulevard. The development would include 329 dwelling units and approximately 8,000 square feet of retail/restaurant space.

**Existing Property**

The subject property consists of four parcels located at 6630, 6640, 6650, and 6654 Delmar Boulevard. There are two existing commercial buildings on the property, one of which is a one-story former

Commerce Bank retail location with additional retail and restaurant tenant space. The Commerce Bank building was originally built in 1953, according to St. Louis County Assessor data. The other existing building is the former Craft Alliance building, built in 1930. Commerce Bank owns a majority of the property (6630 and 6650 Delmar), and Washington University owns the Craft Alliance site (6640 Delmar) and the small parcel adjacent to it (6654 Delmar). Both buildings on the property are vacant, and remaining areas of the parcels are occupied by parking lots. There is on-street parking available on three sides of the property (Delmar, Leland, and Loop South).

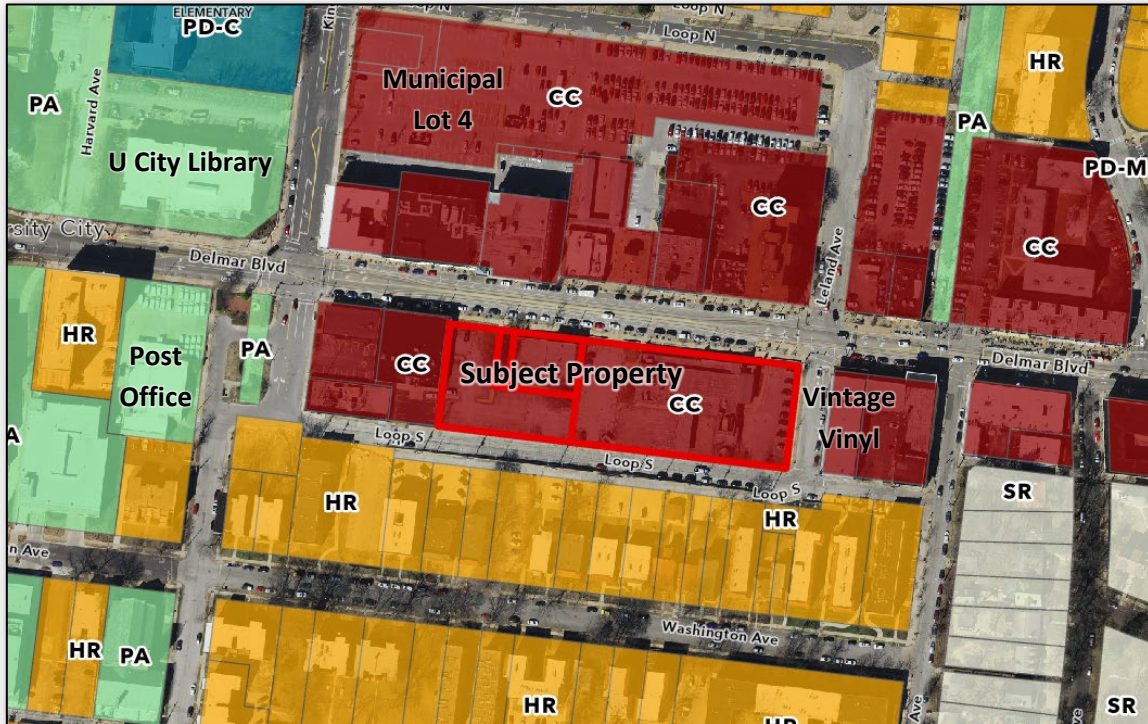
The entire property is zoned Core Commercial (CC) and consists of 1.98 acres. Neither of the existing buildings are designated historic sites nor is any part of the property in a historic district. However, the site is within 300 feet of three historic districts: University City Civic Complex Historic District (Local), Delmar Loop – Parkview Gardens Historic District (National), and Parkview Historic District (Local). When properties are within 300 feet of a historic district, the code requires building permits to be forwarded to the Historic Preservation Commission for interpretation, advice and recommendations. No part of the property is within a floodplain.



Existing Zoning & Land Use		Surrounding Zoning & Land Use	
Existing Zoning:	Core Commercial (CC)	North:	Core Commercial (CC); Elevator apartments, restaurant, retail
Existing Land Use:	Vacant (formerly occupied by bank, retail, and restaurant)	East:	Core Commercial (CC); Retail, restaurant, and office
Proposed Zoning:	Planned Development – Mixed-Use (PD-M)	South:	High Density Residential (HR); Elevator apartments, garden apartments, attached single-family, single-family
Proposed Land Use:	Mixed-use: residential (elevator apartments, townhomes), retail,	West:	Core Commercial (CC); Retail, restaurant

restaurant

### Surrounding Zoning



### Analysis

#### Land Use and Zoning

The proposed development includes 329 dwelling units, 3,644 square feet of restaurant space, and 4,466 square feet of retail space. Of the 329 dwelling units, 319 are elevator-type dwellings on the floors above ground level: 54 studios, 49 one-bedroom units, 140 two-bedroom units, and 76 three-bedroom units. The remaining ten dwelling units are two-story town-house dwellings with two bedrooms and two bathrooms each, with direct access from the ground level and internal access from inside the building.

The above uses are considered permitted uses in the Planned Development – Mixed-Use District per §400.760(D). However, the zoning code does not currently address elevator-type dwellings that exceed a floor area ratio (FAR) of 3.0. As currently proposed, the overall FAR of the mixed-use building is 3.69. Therefore, a Text Amendment would be required to permit an elevator-type dwelling with an FAR greater than 3.0 (see concurrently proposed TXT-23-04).

#### Dimensional Regulations

PD-M developments are subject to the dimensional regulations set forth for Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-C), and if there is an unresolved conflict between the PD-R and PD-C regulations, those discrepancies are required to be explained and a resolution proposed. In addition, there are relevant dimensional regulations in Article V, Division 4 (Supplementary Residential Development Standards) and Article V, Division 6 (Landscaping and Screening Requirements). The proposed PD-M development meets the dimensional regulations in the code sections listed above, with two exceptions that are described below.

1. Conflict with Perimeter Buffer Requirements per §400.780(C)(6)(b) and §400.780(D)(4)

PD-R and PD-C developments require perimeter buffers in certain situations. PD-R developments require a 30-foot-wide buffer when abutting a commercial or industrial use or zoning district. Abutting is defined in Article II Definitions as *“having a common border with, or being separated from such a common border by a right-of-way or easement for a street, alley, pedestrian way, utilities or storm drainage.”* By this definition, the proposed PD-M development abuts commercial uses and zoning districts at its west, north, and east property lines. Therefore, the 30-foot-wide buffer would be required along those three sides of the property. Additionally, PD-C developments require a 50-foot-wide buffer when abutting a residential zoning district. Therefore, the proposed PD-M development would require a 50-foot-wide buffer along its south property line where it abuts a High Density Residential (HR) zoning district, with the Loop South right-of-way in between. These buffers require dense landscaping and screening between the abutting uses/zoning districts.

With the above requirements, the development would require buffers on all four sides of the property, decreasing the buildable area of the property from 86,297 square feet of total lot area to 39,227 square feet of buildable lot area (54.5% reduction). It is staff’s opinion that these buffers are not appropriate for the proposed development for three reasons. First, the required buffers are not consistent with the existing character of the Delmar Loop and abutting properties. Second, requiring a 30-foot-wide buffer at the north and east property lines (fronting Delmar and Leland) with landscaping and permanent screening from the “abutting” commercial uses across Delmar and Leland, would block visibility into the proposed ground floor retail and restaurant storefronts. This screening would have adverse impacts on maintaining and promoting an active streetscape that supports retail and restaurant businesses. Finally, the buffers would significantly limit buildable area and could potentially threaten the economic feasibility of redeveloping the subject property.

Therefore, a Text Amendment is recommended to address these perimeter buffer conflicts (see concurrently proposed TXT-23-04).

2. Conflict with Landscaping & Screening Requirements per §400.1190(B)(1)

Article V, Division 6 (Landscaping and Screening Requirements) of the zoning code requires an increase in setbacks (10-foot increase) and screening (dense evergreen tree plantings and a minimum 6-foot-tall privacy fence) when multi-family developments abut commercial zoning districts. It is staff’s opinion that these requirements are not appropriate for the proposed development for similar reasons described above for the perimeter buffer conflict.

Therefore, a Text Amendment is recommended to address these increased landscaping and screening conflicts (see concurrently proposed TXT-23-04).

Finally, Article V, Division 4 (Supplementary Residential Development Standards) sets forth additional dimensional regulations for elevator-type dwellings and town-house dwellings. A few of the standards set forth in this Division of the zoning code are not met by the proposed development. However, deviation from the strict application of these supplementary residential standards is permitted under the provisions of a planned development per §400.1110. The purpose of planned development districts is to:

*“provide a means of achieving greater flexibility in development of land in a manner not always possible in conventional zoning districts; to encourage a more imaginative and innovative design of projects; to promote a more desirable community environment; and to retain maximum control*

*over both the design and future operation of the development.” (§400.720(A))*

#### *Off-Street Parking Requirements*

Without any of the reductions allowed in the zoning code, the proposed development requires a total of 699 parking spaces, 607 of which are required for the residential uses, 20 for visitors of the building's residents, 49 for the restaurant use, and 23 for the retail use. The applicant is requesting a reduction in the required number of parking spaces to a total of 379 parking spaces (1 per dwelling unit plus 50 spaces for the retail, restaurant, and visitor parking combined).

As currently written in the zoning code, reductions in parking (or exceptions to the minimum number of required parking spaces) can be granted through a few provisions. These include when a development is within 500 feet of a transit stop/station (10% reduction); shared parking arrangements (when different uses have different peak parking periods); when public parking is allocated for the development (with a fee per parking space allocated); and/or through Conditional Use Permit (up to 20% reduction).

In late 2019, the Plan Commission recommended, and City Council approved, the removal of a provision exempting redevelopments (including the construction of new buildings) in the Core Commercial (CC) zoning district from meeting the minimum number of required parking spaces. The original intent of this provision was to encourage redevelopment in the Delmar Loop and promote a walkable environment. When the provision was removed, the intent was to “effectively address the negative impacts of excessive on-street parking demands” (staff memo to City Council). Since 2019, no new construction redevelopments have been approved in the Delmar Loop. This trend may be a sign that the City's parking standards can be a deterrent in the Delmar Loop, where space is tight and the proximity of restaurants, shops, and entertainment venues, and overall walkable environment are one of its main attractions.

The existing provisions for parking reduction are not sufficient to approve the proposed number of parking spaces (~~329~~ 379). Therefore, a Text Amendment would be necessary to permit the proposed reduction in parking spaces (see proposed TXT-23-04). TXT-23-04 would create a provision that allows modification of the off-street parking requirements through the Planned Development procedure if the modification meets the conditional use permit review criteria set forth in §400.2710. The applicant has included with their application a parking sufficiency memo from CBB Transportation Engineers stating that the proposed number of parking spaces meets the average parking demand. This opinion is based on parking demand data from the Institute of Traffic Engineers (ITE) Parking General Manual for the proposed uses.

**Since the October 25, 2023 meeting, the City hired two transportation engineering firms to review the results of the Parking Sufficiency Memo (attached to this staff report) which was prepared by the applicant's consultant. Both firms confirmed that the methodology in the Parking Sufficiency Memo is sound and advised that 425 parking spaces is sufficient for the proposed development.**

**In addition, the viability of the Preliminary Development Plan recommended on 10/25/23 relative to the recommended provisions in TXT-23-04 related to parking requirements has become problematic. The proposed development must comply with the existing parking requirements and existing provisions for parking reductions outlined in Section 400.2130. TXT-23-04 has been amended (see separate staff report) to reflect this, and additional analysis has been provided on the authorized parking reductions (see Exhibit A, attached to this staff report).**

It is staff's opinion that the CUP review criteria **(400.2710) and the General Standards for approval of a development plan (400.780(A))** are satisfied for the requested modification to the parking requirements, and that the reduction in the required parking would be appropriate, given the following:

- CBB Transportation Engineer’s parking sufficiency memo (attached)
- Good access to public transportation:
  - 14-minute walk to University City-Big Bend MetroLink Station (Blue Line)
  - 15-minute walk to Delmar Loop MetroLink station (Red Line)
  - 0-minute walk to bus stop for MetroBus Route 97 (connections to Downtown St. Louis and Downtown Clayton)
  - 4-minute walk to bus stop for MetroBus Route 5 (connections to Washington University facilities)
- Highly walkable location (Walk Score of 90 – “Walker’s Paradise”)
- Bicycle friendly location (Bike Score of 70 – “Very Bikeable”)
- Regional and national trends towards more flexible parking requirements, especially in denser, mixed-use environments. For example, neighborhoods such as Forest Park Southeast in St. Louis limit how much off-street parking a developer can build to one space per dwelling unit (regardless of the number of bedrooms), with the intent of encouraging density and foot traffic to support businesses, amenities, and services in the neighborhood.

*Bicycle Parking*

The proposed development appears to provide sufficient off-street bicycle parking spaces per §400.2145. A dedicated bicycle storage room is provided on the ground floor with direct access from the sidewalk along Leland Avenue.

*Loading*

Off-street loading spaces have been provided per the requirements set forth in §400.2150.

*Site Coverage*

Planned Development – Commercial (PD-C) developments are limited to a site coverage of 70%, but if the proposed development can demonstrate compliance with four or more of the performance criteria set forth in §400.780(D)(2), site coverage can be increased to 90% maximum. The proposed development has 86.6% site coverage. Site coverage is defined in the zoning code as “the area of the site which is covered by buildings, driveways, parking lots, loading areas, but excluding open spaces, plazas, pedestrian circulation, and buffer areas.” The applicant has demonstrated compliance with the following criteria:

- Install storm drainage detention facilities underground
- Providing for screened loading and unloading areas
- Providing for mixed-use developments that include community facilities that further the goals, objectives and policies of the Comprehensive Plan
- Demonstration of a development using innovative architectural, site planning and land use design and of such quality as to set an excellent example for subsequent development or redevelopment projects

*2005 Comprehensive Plan*

The future land use map of the Comprehensive Plan identifies the subject property as “Mixed-Use/Transit Oriented Development”. The intended land uses for this category include a combination of commercial, professional and/or residential uses should occur or be encouraged. Land use activities in “Mixed-Use/Transit Oriented Development” should be neighborhood serving or community serving; mixed uses may be a single building, a group of buildings or a multiple block district. The proposed use of the subject property is consistent with the purpose and intent of this land use category.

### *2023 Comprehensive Plan*

The 2023 Comprehensive Plan was unanimously adopted by the Plan Commission by resolution on September 27, 2023. Once approved by the City Council, the 2023 Comprehensive Plan will go into full effect and will replace the 2005 Comprehensive Plan. The proposed development furthers the 2023 plan's emphasis on encouraging denser, mixed-use development, particularly in Activity Centers, and reducing parking requirements where appropriate. The future character and land use map of the 2023 plan identifies the subject property as an "Activity Center" and is within the "Loop Activity Center Overlay". The uses and character of the proposed development are consistent with both place types.

### **Previously Held Public Meetings for the Proposed Development**

Below is a summary of previously held public meetings and events to obtain feedback on the proposed development from City Boards & Commissions and neighboring residents.

- July 26, 2023 – Plan Commission working session
- August 11, 2023 – Community open-house event
- September 19, 2023 – Community open-house event
- September 27, 2023 – Plan Commission working session
- October 10, 2023 – Loop Special Business District Board meeting
- October 11, 2023 – Traffic Commission meeting

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### **Staff Recommendation**

Staff recommends approval of the Map Amendment and Preliminary Development Plan as presented in the attached documents, with the following conditions:

1. The recommendation is contingent upon City Council approval of TXT-23-04.
2. **The development shall be subject to the standards set forth in 400.590(C) through 400.590(F).**
3. **The recommendation of the Preliminary Development Plan is contingent upon the City verification of the parking analysis prior to the Preliminary Development Plan being presented to City Council.**
4. **A reduction in the number of parking spaces is approved, from 699 to 461 required spaces, per analysis in Exhibit A, attached to this staff report, with the following conditions:**
  - a. **All 461 parking spaces shall be made available to all uses within the development. In the event some spaces are restricted for a particular use, the development must comply with the shared parking table requirements to reflect that some of the spaces will not be shared among all uses.**
  - b. **The applicant shall satisfy the 461 required parking spaces by either providing all the required spaces on-site, or by paying to the City a fee for pro rata share of the cost of constructing and maintaining Municipal Lot No. 4.**
  - c. **In the event the final development plan has changes to the Preliminary Development Plan that affect the minimum number required by Chapter 400, Article VII, the minimum number shall increase or decrease accordingly.**

## Exhibit A - Parking Analysis

REZ-23-02 Commerce Banke Site/Subtext Development (6630-6654 Delmar)

December 6, 2023

The proposed development is for a mixed-use building containing 329 dwelling units and 3,249 square feet of retail space, 1,216 square feet of bank space, and 3,644 square feet of restaurant space. The residential uses include 54 studio units, 49 one-bedroom units, 150 two-bedroom units, and 76 three-bedroom units. Additionally, visitor parking is required for multi-family developments with more than 6 units.

Based on the above metrics, and without any of the available reductions in 400.2130 "Exceptions to the Minimum Off-Street Parking and Loading Requirements" the proposed development requires 699 off-street parking spaces. The development plan presented to the Plan Commission provides 379 parking spaces.

The zoning code includes provisions for reductions in the parking requirements. The available reductions relevant to this project include:

➤ **400.2130(E) Exception for Uses Located Near Transit Stations And Stops.**

This exception allows a 10% in required parking spaces if the development is located within 500 feet of a public transit station or stop. The proposed development qualifies for this reduction because there is a MetroBus Route 97 stop directly in front of the property at the intersection of Delmar Boulevard and Leland Avenue.

*With this reduction, the required parking can be reduced from 699 to 629.*

➤ **400.2130(D) Exception for Shared Parking Arrangements.**

This exception allows for reductions when two or more uses with different peak parking periods utilize the same off-street parking spaces to meet their parking requirements. Up to 100% of the parking required for one use may be supplied by parking spaces for another use. This provision defines some additional requirements for using the shared parking reduction, such as a recorded and signed agreement between the users of the proposed shared parking, and consideration of whether the proposed shared parking would adversely affect surrounding neighborhoods or traffic. See the table below for the peak parking periods per use category.

Below is analysis of the conditions for authorizing shared parking arrangements. Per 400.2130(D)(1), in issuing a conditional use permit for shared parking arrangements, the City will consider whether the uses:

- a. Are located within five hundred (500) feet as the crow flies of the shared parking as measured from the entrance of the use to the nearest point on the property. *All uses will be located on the same property and are within 500 feet of the shared parking area.*
- b. Have no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed (see shared parking table in Section 400.2130(D)(3) as a guide). *The operating hours of the proposed uses have not been determined yet. Therefore, staff recommends a condition on the approval of the shared parking arrangement that operating hours must not have substantial conflict with the shared parking table.*



- c. Do not adversely affect surrounding neighborhoods. *It is staff's opinion that the proposed uses and the shared parking agreement would not adversely effect on surrounding neighborhoods. Rather, the proposed uses will enhance the surrounding Delmar Loop business district by bringing new residents and businesses to the area. Access to surrounding residential neighborhoods is limited due to dead-end streets, so the impacts to those neighborhoods are expected to be minimal.*
- d. Have a positive effect on the economic viability or appearance of the project or on the environment. *Allowing shared parking generally improves the economic viability of the project, because it allows for the more efficient use of parking spaces, which can take up significant amounts of real estate and be expensive to construct. It also improves the appearance of the project by reducing the size of the parking structure visible to the neighboring properties to the south.*
- e. Relieved spaces or off-site shared parking spots cannot be located within the SR, LR, MR or HR Zoning Districts. *None of the relieved spaces from the shared parking arrangement would be located in a residentially zoned district. All of the shared spaces will be on the same site as the proposed development, which will be in a PD-M (Planned Development – Mixed-Use) Zoning District.*

Land Use	Percentage of Required Parking Spaces by Period				
	Monday through Thursday Day and Evening		Friday through Sunday Day and Evening		Nighttime
	6:00 A.M. to 5:00 P.M.	5:00 P.M. to 1:00 A.M.	6:00 A.M. to 5:00 P.M.	5:00 P.M. to 1:00 A.M.	1:00 A.M. to 6:00 A.M.
Employment	100%	10%	5%	5%	5%
Retail or service	75%	75%	100%	90%	5%
Restaurant	50%	100%	75%	100%	25%
Entertainment and recreation	30%	100%	75%	100%	5%
Place of worship*	5%	25%	100%	50%	5%
School	100%	10%	10%	10%	5%
Dwelling	25%	90%	50%	90%	100%
Lodging	50%	90%	75%	100%	100%

\* Place of worship parking needs will be considered on a case-by-case basis as different faiths gather at different days and times during the week.

*With the shared parking reduction described above, the required parking can be reduced from 629 to 576. This assumes that all the parking within the development is available for all the uses proposed in the development (i.e., there are no spaces restricted to specific uses).*

➤ **400.2700(D)(2) Conditional Uses > Review Procedure > City Council Action**

The City Council is permitted to approve adjustments to standards in the zoning code to be more restrictive or less restrictive by a factor of 20%. Therefore, should the City Council decide that the

reduction in parking requirements meets the spirit and intent of the zoning code, it can further reduce the parking requirements by 20%.

*With this reduction, the required parking can be reduced from 576 to 461.*

➤ **400.2130(C) Exception Where Public Parking Is Allocated For Use.**

This exception allows for reductions when developments are within 500 feet of a city-owned parking lot, provided a fee is paid to the City to share the cost of constructing and maintaining such parking facility or lot.

*With the above reductions, there are 82 remaining required parking spaces that are not yet provided for in the proposed development plan. These can either be provided within the development, or the applicant can pay a fee to the City for pro rata share of the cost of constructing and maintaining Municipal Parking Lot No. 4.*

**Table 1. Relevant Minimum Parking Requirements per 400.2140**

Dwelling units (studios or units with 1 bedroom)	1.5 spaces per dwelling unit
Dwelling units (units with 2 bedrooms or more)	2 spaces per dwelling unit
Visitor parking for multi-family residential	1 parking space for each 6 dwelling units or fraction thereof for the first 30 dwelling units and 1 space for each additional 20 dwelling units
Retail stores	1 space for each 200 square feet of floor area
Restaurants, bars, and taverns	1 space for each 75 square feet of gross floor area
Banks and other financial institutions	1 space for each 200 square feet of floor area

**Table 2. Total Parking Spaces Required (without available reductions)**

	Quantity	Parking Ratio	Spaces Required
<b>Studio</b>	54	1.5 per DU	81
1-bedroom	49	1.5 per DU	74
2-bedroom	150	2 per DU	300
3-bedroom	76	2 per DU	152
Residential visitors	<i>(see method in Table 1)</i>		20
Retail	3,249	1 per 200 SF	17
Restaurant	3,644	1 per 75 SF	49
Bank	1,216	1 per 200 SF	6
Total Spaces Required			699
<i>(without reductions per 400.2130)</i>			

**Table 3. Summary of Reductions and Unmet Need**

<b>Without Reductions</b>	699
400.2130(E) - 10% Transit Reduction	629
400.2130(D) - Shared Parking	576
400.2700(D)(2) - 20% CUP Reduction	461
<i>Proposed Parking Spaces</i>	379
<b>Unmet Need</b>	<b>82</b>

**Table 4: Shared Parking Calculation**

							Percentage of Required Parking Spaces by Period									
							Monday through Thursday				Friday through Sunday				Nighttime	
							6:00 AM to 5:00 PM		5:00 PM to 1:00 AM		6:00 AM to 5:00 PM		5:00 PM to 1:00 AM		1:00 AM to 6:00 AM	
Shared Parking Use Category	Proposed Use	Qty	Ratio	Unit	Req'd Spaces	10% Transit	Factor	Req. Spaces	Factor	Req. Spaces	Factor	Req. Spaces	Factor	Req. Spaces	Factor	Req. Spaces
Employment							100%		10%		5%		5%		5%	
Retail or service	Retail + retail bank	4466	0.005	Per SF	23	21	75%	17	75%	16	100%	21	90%	19	5%	1
Restaurant	Restaurant	3644	0.013	Per SF	49	44	50%	25	100%	44	75%	33	100%	44	25%	11
Entertainment and recreation							30%		100%		75%		100%		5%	
Place of worship*							5%		25%		100%		50%		5%	
School							100%		10%		10%		10%		5%	
Dwelling	Studio + 1-bedroom units	103	1.5	Per unit	155	140	25%	39	90%	126	50%	70	90%	126	100%	140
	2- and 3-bedroom units	226	2.0	Per unit	452	407	25%	113	90%	366	50%	203	90%	366	100%	407
	Visitor spaces				20	18	25%	5	90%	16	50%	9	90%	16	100%	18
Lodging						50%		90%		75%		100%		100%		
					699	629			199			336			571	576



**Department of Planning and Development**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8500, Fax: (314) 862-3168

**STAFF REPORT**

<b>Meeting Date</b>	December 6, 2023
<b>File Number</b>	CUP-23-07
<b>Council District</b>	1
<b>Location</b>	6662 Delmar Boulevard, Suite C
<b>Applicant</b>	Hatchet Haus Axe Throwing (Hatchet House, LLC)
<b>Property Owner</b>	Bst Delmar, LLC
<b>Request</b>	Conditional Use Permit (CUP) to allow for an indoor amusement center in the "CC" Core Commercial District

**Comprehensive Plan Conformance:**

Yes       No       No reference

**Staff Recommendation:**

Approval     Approval with Conditions     Denial

**Attachments:**

- A. Application
- B. Owner Authorization for Application
- C. Narrative
- D. Lease Brochure
- E. Floor Plan Sketch

**Applicant Request**

The applicant, Hatchet Haus Axe Throwing, is requesting a Conditional Use Permit (CUP) to authorize an indoor amusement center at 6662 Delmar Boulevard, Suite C, which is located in the "CC" Core Commercial District.

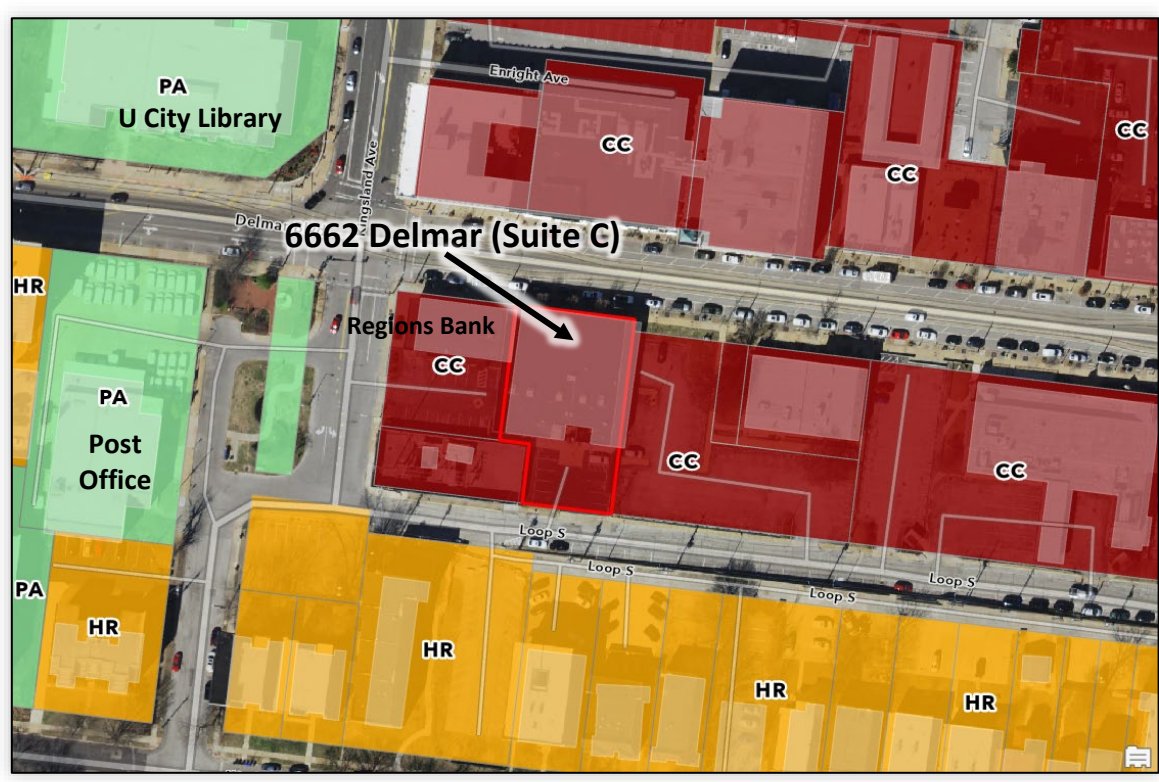
**Existing Property**

The subject property was built in 2004 and is a one-story, five-unit commercial building. Current tenants in the building include Good Day Farm Dispensary and Which Wich (sandwich shop). The other three retail units in the building are currently vacant, including the unit the applicant wishes to occupy.

The property is zoned Core Commercial (CC) and is not within any historic district nor any floodplain. The site is 0.35 acres, and the space the applicant wishes to occupy is 2,242 square feet total. Of this, about 30% of the space is currently built out for back-of-house uses (kitchen, storage, restrooms). There are 10 parking spaces available for the building. According the staff report CUP-20-01, which approved a medical marijuana to occupy Suite A of the building, 2 of the 10 spaces are dedicated to each unit.

Existing Zoning & Land Use		Surrounding Zoning & Land Use	
Existing Zoning:	Core Commercial (CC)	North:	Core Commercial (CC); Retail, restaurant, office, multi-family residential
Existing Land Use:	Vacant commercial space	East:	Core Commercial (CC); Restaurant, comprehensive marijuana dispensary facility
Proposed Zoning:	<i>No change</i>	South:	High Density Residential (HR); Multi-family residential
Proposed Land Use:	Indoor amusement center	West:	Core Commercial (CC); Vacant retail/restaurant, bank

**Surrounding Zoning**



**Analysis**

*Land Use and Zoning*

The proposed use of an indoor amusement center is considered a conditional use in the “CC” Core Commercial District. More specifically, the applicant wishes to open an axe throwing entertainment business called “Hatchet Haus Axe Throwing”. The applicant currently has one other location in St. Charles, MO, which opened in April 2022. This would be their second location. As part of the business, the applicant also intends to serve food and alcohol for onsite consumption. In order to serve alcohol, the applicant will need to obtain a liquor license and comply with the regulations set forth in Chapter 600 of the city’s code.

### *Off-Street Parking and Loading Requirements*

The subject property contains 10 parking spaces, including 2 accessible parking spaces, in the rear of the building accessed via Loop South. Of these 10 spaces, 2 are dedicated per unit.

The proposed use, indoor amusement center, requires 1 space for each 50 square feet devoted to amusement devices, virtual reality games, restaurants, and bar areas. Of the 2,242 total square feet of leasable space, about 1,549 square feet of space will be used for the axe throwing, restaurant, and bar area, requiring 32 parking spaces. However, the zoning code includes a few exceptions to the minimum required parking spaces. The exceptions which are relevant to this CUP are described below.

❖ **400.2130(B) Exception For Change Of Use Of Existing Commercial Buildings**

Through the conditional use permit procedure, the required parking can be reduced by up to 25%, when commercial buildings are being reused, subject to a few conditions:

1. The reduction shall not exceed twenty-five percent (25%) of the off-street parking space requirements for the proposed use
2. No reduction shall be made in the amount of existing available off-street parking spaces on-site
3. The proposed use does not involve an expansion of the building that would result in additional parking or loading space requirements
4. Notwithstanding compliance with other standards contained in this Article (e.g., setbacks and landscaping), any portion of the site that can be reasonably converted to off-street parking shall be so used to satisfy a portion of the parking requirement
5. The reduction shall not result in spill-over parking on adjacent or nearby properties. In making its determination, the Plan Commission and City Council shall consider information on the parking and loading demand associated with the proposed use as presented by the applicant and City staff.

*Therefore, the number of required parking spaces (31.4) can be reduced by 7.8 spaces.*

❖ **400.2130(E) Exception For Uses Located Near Transit Stations And Stops**

For uses located within five hundred (500) feet of a public transit station or stop, the off-street parking requirements may be reduced by ten percent (10%). The Loop Trolley stops and stations shall not be included in this exception.

*Therefore, the number of required parking spaces (31.4) can be reduced by 3.1 spaces.*

❖ **400.2700(D)(2) Adjustments to Standards through the CUP Procedure.** The City Council, in imposing conditions and restrictions, may adjust the standards set forth in this Chapter when it finds such adjustment will be more effective in achieving the spirit and intent of the Chapter. Such adjustments are permitted to be more restrictive or less restrictive, provided that no dimensional regulations or standard shall become less restrictive by a factor of more than twenty percent (20%).

*Therefore, the number of required parking spaces (31.4) can be reduced by 6.1 spaces.*

❖ **400.2130(C) Exception Where Public Parking Is Allocated For Use**

The City Council may allow a reduction in the number of on-site parking spaces required when the building served by such parking is located within five hundred (500) feet of a public parking facility or lot, provided a fee is paid to the City for pro rata share of the cost of constructing and maintaining such facility or lot.

*With two parking spaces provided on-site, and after the reductions described above, there are*

*13 remaining required parking spaces that are not provided.*

The remaining 13 required parking spaces can be satisfied through the use of Municipal Parking Lot No. 4, which is within 500 feet of the subject property. However, this will require an agreement between the applicant and the City, where the applicant pays a fee to the City for pro rata share of the cost of constructing and maintaining such facility or lot.

*2005 Comprehensive Plan*

The future land use map of the Comprehensive Plan identifies the subject property as “Mixed-Use/Transit Oriented Development”. The intended land uses for this category include a combination of commercial, professional and/or residential uses should occur or be encouraged. Land use activities in “Mixed-Use/Transit Oriented Development” should be neighborhood serving or community serving; mixed uses may be a single building, a group of buildings or a multiple block district. The proposed use of the subject property is consistent with the purpose and intent of this land use category.

*2023 Comprehensive Plan*

The 2023 Comprehensive Plan was unanimously adopted by the Plan Commission by resolution on September 27, 2023. Once approved by the City Council, the 2023 Comprehensive Plan will go into full effect and will replace the 2005 Comprehensive Plan. The future character and land use map of the 2023 plan identifies the subject property as an “Activity Center” and is within the “Loop Activity Center Overlay”. The uses and character of the proposed development are consistent with both place types.

**Review Criteria**

The applicant is in accordance with the Conditional Use Permit review criteria, as set forth in §400.2710 of the Zoning Code, and listed below:

1. The proposed use complies with the standards of this Chapter, including performance standards, and the standards for motor vehicle-oriented businesses, if applicable, as contained in Section 400.2730 of this Article.
2. The impact of projected vehicular traffic volumes and site access is not detrimental with regard to the surrounding traffic flow, pedestrian safety, and accessibility of emergency vehicles and equipment.
3. The proposed use will not cause undue impacts on the provision of public services such as police and fire protection, schools, and parks.
4. Adequate utility, drainage and other such necessary facilities have been or will be provided.
5. The proposed use is compatible with the surrounding area.
6. The proposed use will not adversely impact designated historic landmarks or districts.
7. Where a proposed use has the potential for adverse impacts, sufficient measures have been or will be taken by the applicant that would negate, or reduce to an acceptable level, such potentially adverse impacts. Such measures may include, but not necessarily be limited to:
  - a. Improvements to public streets, such as provision of turning lanes, traffic control islands, traffic control devices, etc.
  - b. Limiting vehicular access so as to avoid conflicting turning movements to/from the site and access points of adjacent properties, and to avoid an increase in vehicular traffic in nearby residential areas.
  - c. Provision of cross-access agreement(s) and paved connections between the applicant's property and adjacent property(ies) which would help mitigate traffic on adjacent streets;
  - d. Provision of additional screening and landscape buffers, above and beyond the minimum



- requirements of this Chapter;
- e. Strategically locating accessory facilities, such as trash storage, loading areas, and drive-through facilities, so as to limit potentially adverse impacts on adjacent properties while maintaining appropriate access to such facilities and without impeding internal traffic circulation;
  - f. Limiting hours of operation of the use or certain operational activities of the use (e.g., deliveries); and
  - g. Any other site or building design techniques which would further enhance neighborhood compatibility.

### **Findings of Fact**

According to §400.2720, the Plan Commission shall not recommend approval of a conditional use permit unless it shall, in each specific case, make specific written findings of fact based directly upon the particular evidence presented to it supporting the conclusion that the proposed conditional use:

1. Complies with all applicable provisions of this Chapter;
2. At the specific location will contribute to and promote the community welfare or convenience;
3. Will not cause substantial injury to the value of neighboring property;
4. Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), the Olive Boulevard Design Guidelines (if applicable), and any other official planning and development policies of the City; and
5. Will provide off-street parking and loading areas in accordance with the standards contained in Article VII of this Chapter.

### **Process – Required City Approvals**

Plan Commission. Section 400.2700(C) of the Zoning Code requires that CUP applications be reviewed by Plan Commission. The Plan Commission shall make a recommendation to the City Council for their consideration. A public hearing is required at the Plan Commission meeting.

City Council. Section 400.2700(D) of the Zoning Code requires that CUP applications be reviewed by City Council for final decision, subsequent to a public hearing and recommendation from Plan Commission. In conducting its review, City Council shall consider the staff report, Plan Commission’s recommendation, and application to determine if the proposed CUP application meets the requirements of the Zoning Code.

### **Other Processes**

Historic Preservation Commission. Section 400.1550(A)(5) establishes that the Historic Preservation Commission (HPC) act in an advisory capacity to the Department of Planning & Development for consideration of conditional use permits for buildings in historic districts, and to make recommendations concerning such requests to the Plan Commission. Should the CUP be recommended by Plan Commission and subsequently approved by City Council, the proposed renovation shall be reviewed by the HPC prior to issuance of a building permit.

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### **Staff Recommendation**

Staff recommends approval of the Conditional Use Permit for the property located at 6662 Delmar, Suite C, with the following conditions:

1. A reduction in the number of required off-street parking spaces is approved, from 32 spaces to

15 spaces, per Sections 400.2130(B) through 400.2130(E), and 400.2700(D)(2). To account for the remaining 13 required off-street parking spaces which are not provided on-site, the applicant and the City of University City shall enter an agreement to account for the use of Municipal Parking Lot No. 4. The agreement will require that the applicant pay a fee to the City for pro rata share of the cost of constructing and maintaining the lot.

23-08743

OCT 25 2023

**APPLICATION FOR CONDITIONAL USE PERMIT**

6801 Delmar Blvd Under Article 11 of the Zoning Code of University City, Missouri

University City MO 63130

1. Address/Location of Site/Building: 6802 Delmar U-city 63130

2. Zoning District (check one):

SR  LR  MR  HR  HRO  GC  LC  CC  IC  PA  PD

3. Applicant's Name, Corporate or DBA Name, Address, Phone Number, and Email: \_\_\_\_\_

Hatchet Haus Axe Throwing 2015 Campus Pl St. Charles MO  
info@hatchethausaxe-throwing.com 636-206-4937 <sup>(63301)</sup>

4. Applicant's Interest in the Property:  Owner  Owner Under Contract  Tenant\*

Tenant Under Contract\*  Other\* (explain):

\* Zoning Code Section 400.2680 requires that the application come from one (1) or more of the owners of record or owners under contract of a lot of record (or zoning lot), or their authorized representative. If you are applying as a tenant, tenant under contract or other, you must attach a signed letter from the property owner stating that they authorize you to file this Conditional Use Permit application on their behalf.

5. Owner's Name, Corporate or DBA Name, Address, Phone Number, and Email (if other than Applicant):

Wm. Boundaries Co  
8029 Clayton Road  
St. Louis MO 63117

6. Please state, as fully as possible, how each of the following standards are met or will be met by the proposed development or use for which this application is being made. Attach any additional information to this application form.

a) Complies with all applicable provisions of the University City Zoning Code (e.g. required yards and setbacks, screening and buffering, signs, etc.).

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

b) At the specific location will contribute to and promote the community welfare or convenience.

• Bringing business to the community.  
• Bring Entertainment to the Community  
• ~~Bringing~~

c) Will not cause substantial injury to the value of neighboring property.

Correct

d) Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), and any other official planning and development policies of the City.

Correct

e) Will provide off-street parking and loading areas in accordance with the standards contained in Article 7 of the University City Zoning Code

N/A

**\*\* In addition to this application form, memo detailing the following information is required:**

1) Description of the proposed Conditional Use, in narrative form. Please include historical information about the applicant, the company and/or the organization. Explain why this site was chosen for the proposal, state the number of employees that will be working at the site, state the hours of operation, explain other features unique to the proposed use and submit any other information that will help the Plan Commission and City Council in their decisions. 2) Estimated impact of the conditional use on the surrounding properties and adjacent streets, including, but not limited to, average daily and peak hour traffic generation, existing traffic volumes of adjacent streets, if available, use of outdoor intercoms, and any other operational characteristics of the proposed use that may have impacts on other adjacent or nearby properties. 3) Legal description of the property(s) proposed for the Conditional Use Permit when the proposed use involves a substantial addition or new construction.

A Public Hearing before the Plan Commission is required. Notice of such Public Hearing must be published in a newspaper of general circulation at least fifteen (15) days in advance. Upon receipt of a Plan Commission Recommendation, the City Council must consider this application and supporting information before a Use Permit may be granted. A fee of \$250 must accompany this application.

10/25/23

Date

Applicant's Signature and Title

Representing (if applicable)

**FOR OFFICE USE ONLY**

\_\_\_\_\_ Date Application was Received.

\_\_\_\_\_ Application Fee in the Amount of \$ \_\_\_\_\_ Receipt # \_\_\_\_\_

\_\_\_\_\_ Application returned for corrections or additional data, drawings, etc.

\_\_\_\_\_ Case # \_\_\_\_\_ created.

***BST Delmar, LLC***  
***Attention: Vincent P. Luongo***  
**9364 Sonora Avenue**  
**St. Louis, Missouri 63144**  
**Tel: 314-323-1637**

November 9, 2023

Department of Community Development  
City of University City  
6801 Delmar Boulevard  
University City, MO 63130

***RE: Landlord (BST Delmar, LLC) approval for proposed Tenant  
(Hatchet Haus, LLC) in connection with the Application for Conditional  
Use Permit at 6662 Delmar Blvd, University City, MO.***

Ladies and Gentlemen:

Please let this letter serve as the Landlord's official approval and authorization as required by the city's zoning section 34-131.1, providing the proposed tenant, Hatchet Haus, LLC, with the authority to seek approval for application for conditional use permit pursuant to Article 11 of the zoning code of University City, Missouri.

If you have questions, please do not hesitate to contact us. Thank you!

Sincerely,



Vincent Luongo  
Authorized Managing Member

Notice copies to:

*Landlord Legal Counsel:* William Clendenin, Esq. Stone Gershman Law Firm 7733 Forsyth Blvd. Suite 500 St. Louis, MO 63105

*Landlord Broker:* Thomas A. Egan, Wm. Boudoures Company 8029 Clayton Road St. Louis, MO 63117

## **Narrative (Conditional Use Permit Application)**

Hatchet Haus Axe Throwing

Proposed Location: 6662 Delmar Boulevard, Suite C

Experience the thrill of axe throwing like never before at Hatchet Haus! Our state-of-the-art facility is unlike any other, offering not only the chance to hurl axes, but also a range of additional amenities including delicious food, refreshing drinks, and exciting games.

Our team of trained axe masters are always on hand to ensure a safe and enjoyable experience for all. So bring your friends, family, or coworkers to Hatchet Haus for a unique and unforgettable outing.

Whether it's a bachelor party, birthday celebration, office team building event, or just a casual night out, we have something for everyone. Don't miss out on this one-of-a-kind opportunity – visit us at Hatchet Haus Axe Throwing today!

The proposed University City location is for 6662 Delmar Boulevard, Suite C. The space is 2,242 square feet. About 30% of the space will be for back-of-house/non-public uses (storage, kitchen, etc.), and the remaining 70% will be for the axe throwing activities, food and bar area.

The first Hatchet Haus location is located in St. Charles and has been open since April 2022.

# FOR LEASE

## DEMOGRAPHICS

	1 Mi.	3 Mi.	5 Mi.
Population	21,777	134,021	337,851
Med. HH Income	\$83,794	\$66,554	\$59,938
Med. Age	30.3	36.1	36
Daytime Pop	18,054	189,539	386,918

## THE DELMAR LOOP

6662 Delmar | University City, MO 63130

OCT 25 2023

6801 Delmar Blvd  
University City MO 63130

## FOR MORE INFO CONTACT:

**THOMAS EGAN**

tegan@boudoures.com

314-378-6083

WM. BOUDOURES CO.

8029 Clayton Road

St. Louis, MO 63117

314-725-1997

www.boudoures.com



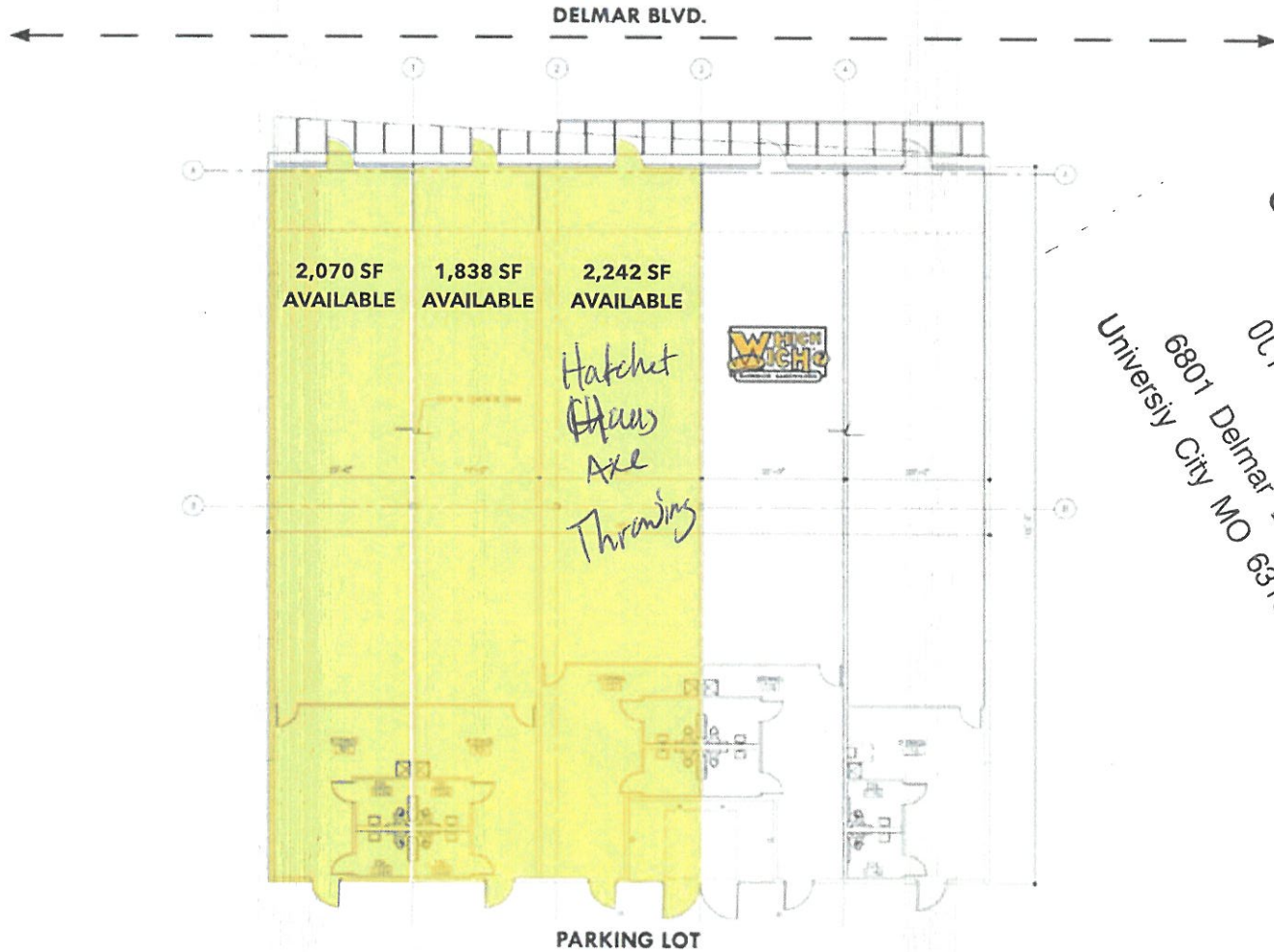
## PROPERTY HIGHLIGHTS

- Located in the heart of The Delmar Loop which hosts a unique collection of specialty stores, boutiques, and galleries
- Close proximity to The Tivoli and Pageant entertainment venues
- Within walking distance of Washington University Campus
- **Space Available - 1,838 SF & 2,242 SF Contiguous - 2,070 SF**

## AREA RETAILERS

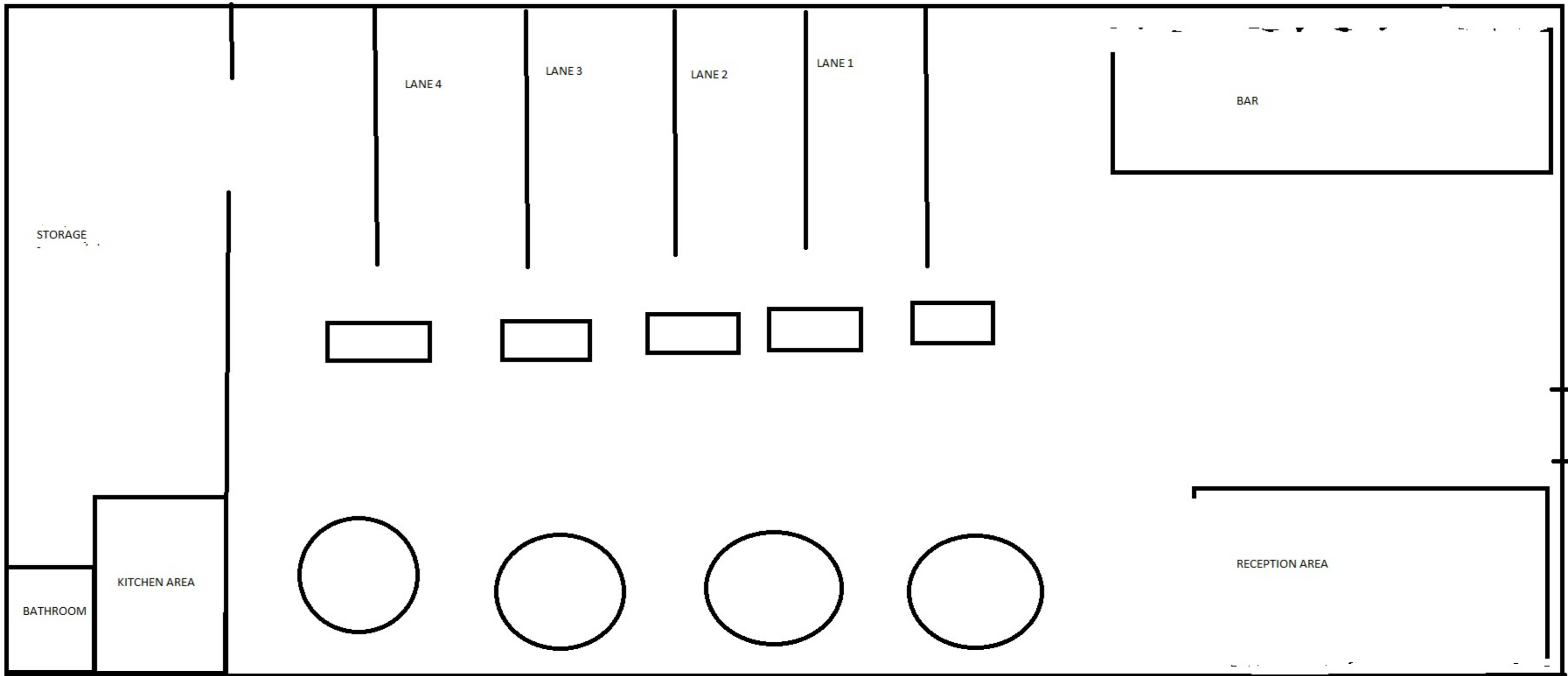


23-08743



Planning and Development  
City of University City  
OCT 25 2023  
University City MO 63130





STORAGE

BATHROOM

KITCHEN AREA

LANE 4

LANE 3

LANE 2

LANE 1

BAR

RECEPTION AREA



**Department of Planning and Development**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8500, Fax: (314) 862-3168

**STAFF REPORT**

<b>Meeting Date</b>	December 6, 2023
<b>File Number</b>	CUP-23-08
<b>Council District</b>	3
<b>Location</b>	6779-6773, 6771, 6767 Olive Boulevard
<b>Applicant</b>	Civil Engineering Design Consultants, Inc. (attn. Paul Boyer, P.E.)
<b>Property Owner</b>	6757 Olive Holdings (dba Urban Sprouts Child Development Center)
<b>Request</b>	Conditional Use Permit (CUP) to allow for a day care center in the "IC" Industrial Commercial District

**Comprehensive Plan Conformance:**

Yes       No       No reference

**Staff Recommendation:**

Approval       Approval with Conditions       Denial

**Attachments:**

- A. Application
- B. Legal Description
- C. Narrative
- D. Site Plans
- E. Architectural Plans and Renderings
- F. Letters for/against

**Applicant Request**

The applicant, 6757 Olive Holdings (dba Urban Sprouts Child Development Center), is requesting a Conditional Use Permit (CUP) to authorize the expansion of the existing day care center at 6757 Olive Boulevard into the properties located at 6779-6773, 6771, and 6767 Olive Boulevard. The proposed expansion also includes a café which will be open to the public. The applicant is also simultaneously requesting approval of a subdivision plat to consolidate all four parcels (the existing Urban Sprouts parcel, plus the three parcels for expansion) into one parcel.

**Existing Property**

The existing day care center, Urban Sprouts, located at 6757 Olive Boulevard, will be expanded into the three parcels to immediately to its west. Urban Sprouts obtained a Conditional Use Permit (CUP) in 2016 for its current location, and they opened in 2017. The building they currently occupy was built in 1955 and is about 10,000 square feet. The space was renovated in 2016/2017 and no expansions were made.

The applicant proposes to expand the day care center to the three adjacent parcels to the west (6779,

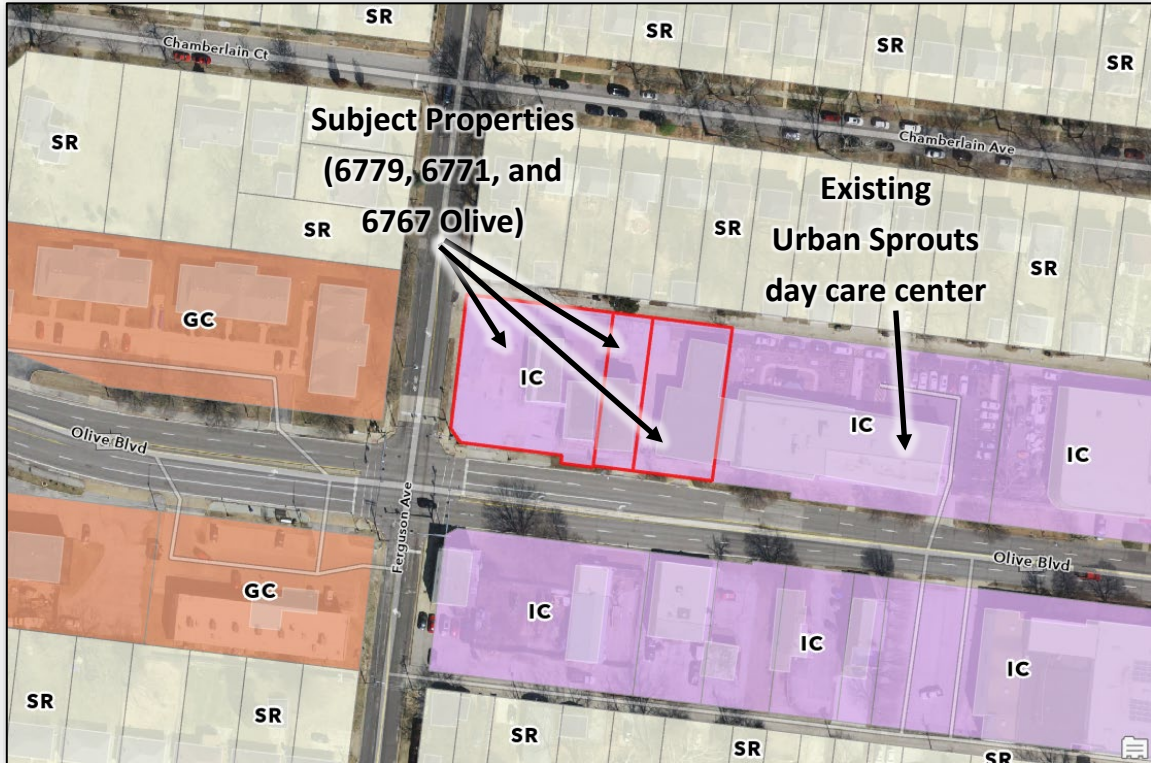
6771, and 6767 Olive). There are four existing buildings on the site of the proposed expansion. Moving from east to west, the first building is a one-story brick building (6767 Olive) which was built in 1954 and was used as an automotive repair shop originally; most recently it was used as a financial office and limousine service company. Next is a vacant two-story, mixed-use building (6771 Olive) which was built in 1950, which included retail space on the ground floor and an apartment above. Next is a vacant one-story building (6773 Olive) that was formerly used as a computer sales office. Finally, the farthest west building on the site of the expansion is a vacant one-story commercial building (6779 Olive) that was built as an automotive service shop in 1958. The applicant proposes to reuse and renovate the three one-story buildings, and demolish the two-story mixed-use building, which is in poor condition.

Vehicular access to the existing day care (6757 Olive) is served from one entrance on Olive Boulevard. The existing day care parking lot includes 17 parking spaces. In addition, 10 parallel parking spaces are provided along the alley immediately north of the site. Vehicular access to the proposed expansion site is also primarily from Olive with three entrances.

The property is zoned "IC" Industrial Commercial and is not within any historic district nor any floodplain. The site is 0.69 acres, and the total area of the three buildings that will be reused is about 7,288 square feet. No expansions to the buildings are proposed, except for an indoor walkway connecting the existing day care building at 6757 Olive and the building immediately to the west, 6767 Olive.

Existing Zoning & Land Use		Surrounding Zoning & Land Use	
Existing Zoning:	Industrial Commercial (IC)	North:	Single Family Residential (SR); single-family homes
Existing Land Use:	Vacant commercial space	East:	Industrial Commercial (IC); Day care center
Proposed Zoning:	<i>No change</i>	South:	Industrial Commercial (IC); Tree care company
Proposed Land Use:	Day care center, café	West:	General Commercial (GC); Multi-family residential

## Surrounding Zoning



### Analysis

#### *Land Use and Zoning*

The proposed use, day care center, is a conditional use in the “IC” Industrial Commercial District. In addition to the day care center, the applicant is proposing a café/coffee shop that will be open the public during the day, an afterschool program in the afternoon, and a restaurant in the evening open to SNAP-eligible children and their families.

The applicant proposes to reuse and renovate the three one-story buildings on the site of the expansion and demolish the two-story brick building. The two-story building will be replaced by an outdoor play area/green space. The remaining buildings’ exteriors will be repaired as needed, improved, and repainted to complement to the existing Urban Sprouts facility (see renderings in the attachments).

Significant site improvements will be made as part of the expansion, including the installation of underground storm drains; reconstruction of parking areas, sidewalks, and other paved areas; landscaping; and accessibility improvements. Currently, the site of the proposed expansion is 91.3% covered by pavement and buildings. With the proposed demolition of the two-story building and conversion of pavement into green space, the site coverage will decrease to 69.6%.

New sidewalks will be installed along Olive and Ferguson, and the three existing curb cuts (entrances) to the subject property off Olive will be removed, which will help improve pedestrian safety. Cars will access the new parking lot instead via the alley just north of the site.

#### *Off-Street Parking and Loading Requirements*

The existing Urban Sprouts day care center has a total of 27 parking spaces on-site (17 in the parking lot

and 10 parallel spaces in the alley). The proposed expansion will add another 27 parking spaces (21 in the new parking lot and 6 new parallel spaces in the alley), for a combined 54 spaces provided across the entire site.

For the purposes of calculating the required parking, the proposed uses include day care center, restaurant (café), and office (support area). The existing day care center has a capacity of 148 children. The capacity of the day care center will be expanded to 202 children. In addition, a new café will be added which will have a different parking requirement, and additional office space (referred to as “support” in the applicant’s plans) has its own parking requirement as well. Below is a summary of the required parking for each use:

	Parking Requirements	Ratio	Unit	Quantity	Total
<b>Day care center</b>	1 space for every 5 individuals cared for as authorized by State licensing	1/5	children	202	40.4
<b>Café (restaurant)</b>	1 space for each 75 square feet of gross floor area (GFA)	1/75	SF	1,576	21.0
<b>Support space (office)</b>	1 space for each 300 square feet of floor area, including the basement if used or adaptable to office use	1/300	SF	1,275	4.3
<b>Total Spaces Required (without exceptions)</b>					<b>65.7 (66)</b>

*Exceptions to the Minimum Off-Street Parking & Loading Requirements (Section 400.2130)*

For all uses combined—existing and proposed—66 parking spaces are required. The applicant is proposing a total of 54 parking spaces, which is 12 fewer than the code requires. However, Article VII, Division 4 of the zoning code includes exceptions to the minimum off-street parking & loading requirements. Two of the exceptions relevant to the proposed development are described below:

- ❖ **Section 400.2130(B)** allows up to 25% reduction in required parking for “reuse of a commercial building, existing prior to the effective date of the zoning code,” through the CUP procedure.

The “effective date of the zoning code” is not defined in the Code. It could refer to when the City first adopted a zoning ordinance (1920s), when the City’s zoning ordinances were first codified (1950s), or when the standards relevant to the proposed development were last modified. However, Article XIII “Non-Conforming Situations”, offers a possible interpretation:

*Section 400.2990(B). A non-conforming situation shall not be deemed to have existed on the effective date of this Chapter or amendment thereto, unless:*

1. *At the of its creation it was valid;*
2. *It was in existence on a continuous basis and to its fullest extent on such date; and*
3. *If such non-conforming situation is a use, such use had not been discontinued, as herein defined, on such date.*

According to this provision, it is staff’s opinion that the subject property was a valid development at the time of its creation in the 1950s (i.e., the subject property met the standards of the zoning code at that time), and therefore existed prior to the effective date of the zoning code. It is staff’s opinion that the proposed development meets the conditions set forth in 400.2130(B)(1) through

400.2130(B)(5) and qualifies for up to 25% reduction in the number of required parking spaces, up. Therefore, the number of required spaces (66) can be reduced by 16.4.

- ❖ **Section 400.2130(E)** allows 10% reduction in required parking for uses within 500 feet of a transit station or stop (Section 400.2130(E)). The subject property is less than 500 feet from two bus stops (MetroBus Route #91). Therefore, the number of required spaces (66) can be reduced by 6.6.
- ❖ **Summary of available parking reductions.** The two provisions described above result in a total possible reduction of 23.0 spaces, from 66 to 43.
- ❖ **Therefore, the number of spaces provided for the proposed development (54) complies with the off-street vehicular parking requirements.**

The dimensions and circulation of the proposed parking comply with the City's requirements. The applicant proposes to reduce the stall depth of 11 parking spaces on the western side of the parking lot from 19 feet (standard) to 17 feet. This is allowable per Section 400.2030(C)(4)—where parking stalls are located along the perimeter of the parking area, and the front/rear of cars can overhang onto the landscaped area.

Regarding the required off-street loading spaces, only one loading space is required for the proposed development, per Section 400.2150(A).

Regarding the required off-street bicycle parking spaces, the development is required to provide 1 bicycle parking rack per every 5 vehicle parking spaces required per code. As described above, 43 vehicle parking spaces are required, so therefore 8.6 bicycle parking racks are required, or 7 bicycle parking racks with the 25% reduction authorized in 400.2130(B).

#### *Circulation*

The existing curb cuts on Olive Boulevard and Ferguson Avenue into the existing parking areas will be removed, so that access to the expansion site will be consolidated at one curb cut/entrance via the private alley north of the site. The alley is accessed from Ferguson Avenue. The alley also provides access to the proposed and existing parallel parking spaces. The alley does not provide access to Urban Sprouts' existing parking lot, which is where drop-off occurs for the day care. Access to that parking lot is only from Olive. It is important to note that the "private alley" as indicated on the proposed plans, and in the St. Louis County parcel viewer, is not maintained by the City of University City, and therefore the City does not monitor or control traffic in that alley.

#### *Landscaping, Screening, and Buffers*

As part of the reconstruction of the parking lot and demolition of an existing building, significant landscaping improvements will be made. The amount of natural ground cover will increase from 8.7% of the site to 30.43% of the site. The applicant proposes most of the natural ground cover to be grass. Staff recommends incorporating more native plantings for ground cover where possible.

There are two landscaping standards that the proposed development does not comply with:

- ❖ 400.2040(C)(1) – Minimum 10-foot-wide landscaped strip between the parking area and street.
- ❖ 400.1190 – Requires 10-foot-wide landscaped buffer at the north property line with sight-proof fence and evergreen trees, to provide additional screening from the residential properties.

There are significant limitations with the existing site and location of existing buildings that make it infeasible for the applicant to meet the two landscaping standards above. However, because the current site does not meet these standards, it is considered a “dimensional non-conformity”. The proposed reuse and development will not increase the degree of this non-conformity or any other non-conformity, and so the non-conformity is allowed to continue (see Section 400.3110). Despite this, the applicant has made effort to meet the intent of the standards. Staff recommends that the applicant provide additional plantings, including evergreen trees, along the north property line to improve the screening. The proposed landscaping plan otherwise meets the landscaping and screening requirements.

#### *Pedestrian Access*

The applicant proposes to replace sidewalks along Olive Boulevard and Ferguson Avenue. They propose a 5-foot-wide sidewalk along Olive, and a 6-foot-wide sidewalk along Ferguson. The Ferguson Ave sidewalk will not include a tree lawn, due to the constraints of the existing site and right-of-way width. The three existing curb cuts along Olive will also be removed, which will help improve pedestrian safety.

#### *Olive Boulevard Design Guidelines*

The proposed development appears to meet the applicable guidelines in the Olive Boulevard Design Guidelines (i.e., many of the guidelines refer to new construction, which do not apply to the proposed development). Compliance with the guidelines shall be demonstrated in greater detail prior to issuance of a building permit.

#### *2005 Comprehensive Plan*

The future land use map of the Comprehensive Plan identifies the subject property as “Commercial”. The intended land uses for this category typically include sales, retail, restaurants, personal services, and parks. The proposed use of the subject property does not conflict with the purpose and intent of this land use category.

#### *2023 Comprehensive Plan*

The 2023 Comprehensive Plan was unanimously adopted by the Plan Commission by resolution on September 27, 2023. Once approved by the City Council, the 2023 Comprehensive Plan will go into full effect and will replace the 2005 Comprehensive Plan. The future character and land use map of the 2023 plan identifies the subject property as an “Community Corridor”. Primary uses in this character/land use type include neighborhood commercial, office, and civic/institutional. The uses and character of the proposed development are consistent with this character type.

#### **Review Criteria**

The applicant is in accordance with the Conditional Use Permit review criteria, as set forth in §400.2710 of the Zoning Code, and listed below:

1. The proposed use complies with the standards of this Chapter, including performance standards, and the standards for motor vehicle-oriented businesses, if applicable, as contained in Section 400.2730 of this Article.
2. The impact of projected vehicular traffic volumes and site access is not detrimental with regard to the surrounding traffic flow, pedestrian safety, and accessibility of emergency vehicles and equipment.
3. The proposed use will not cause undue impacts on the provision of public services such as police and fire protection, schools, and parks.

4. Adequate utility, drainage and other such necessary facilities have been or will be provided.
5. The proposed use is compatible with the surrounding area.
6. The proposed use will not adversely impact designated historic landmarks or districts.
7. Where a proposed use has the potential for adverse impacts, sufficient measures have been or will be taken by the applicant that would negate, or reduce to an acceptable level, such potentially adverse impacts. Such measures may include, but not necessarily be limited to:
  - a. Improvements to public streets, such as provision of turning lanes, traffic control islands, traffic control devices, etc.
  - b. Limiting vehicular access so as to avoid conflicting turning movements to/from the site and access points of adjacent properties, and to avoid an increase in vehicular traffic in nearby residential areas.
  - c. Provision of cross-access agreement(s) and paved connections between the applicant's property and adjacent property(ies) which would help mitigate traffic on adjacent streets;
  - d. Provision of additional screening and landscape buffers, above and beyond the minimum requirements of this Chapter;
  - e. Strategically locating accessory facilities, such as trash storage, loading areas, and drive-through facilities, so as to limit potentially adverse impacts on adjacent properties while maintaining appropriate access to such facilities and without impeding internal traffic circulation;
  - f. Limiting hours of operation of the use or certain operational activities of the use (e.g., deliveries); and
  - g. Any other site or building design techniques which would further enhance neighborhood compatibility.

### **Findings of Fact**

According to §400.2720, the Plan Commission shall not recommend approval of a conditional use permit unless it shall, in each specific case, make specific written findings of fact based directly upon the particular evidence presented to it supporting the conclusion that the proposed conditional use:

1. Complies with all applicable provisions of this Chapter;
2. At the specific location will contribute to and promote the community welfare or convenience;
3. Will not cause substantial injury to the value of neighboring property;
4. Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), the Olive Boulevard Design Guidelines (if applicable), and any other official planning and development policies of the City; and
5. Will provide off-street parking and loading areas in accordance with the standards contained in Article VII of this Chapter.

It is staff's opinion that the proposed use will not have a detrimental impact on the residential properties to the north and will contribute positively to neighboring properties by significantly improving the condition of the existing property.

### **Process – Required City Approvals**

Plan Commission. Section 400.2700(C) of the Zoning Code requires that CUP applications be reviewed by Plan Commission. The Plan Commission shall make a recommendation to the City Council for their consideration. A public hearing is required at the Plan Commission meeting.

City Council. Section 400.2700(D) of the Zoning Code requires that CUP applications be reviewed by City Council for final decision, subsequent to a public hearing and recommendation from Plan Commission. In



conducting its review, City Council shall consider the staff report, Plan Commission's recommendation, and application to determine if the proposed CUP application meets the requirements of the Zoning Code.

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**Staff Recommendation**

Staff recommends approval of the Conditional Use Permit for the property located at 6662 Delmar, Suite C, with the following conditions:

1. A reduction in the number of required off-street parking spaces is approved, from 66 to 54, per Section 400.2130(B).
2. The following shall be submitted to and approved by the Department of Planning & Development prior to issuance of a building permit:
  - a. An exterior lighting plan demonstrating compliance with Section 400.2110.
  - b. A site plan demonstrating compliance with the off-street bicycle parking requirements in Section 400.2145.
  - c. A revised landscaping plan demonstrating that additional landscaping and screening elements, such as canopy or evergreen trees, is provided between the development and the adjacent residential properties.
  - d. Revised site plans, architectural plans, and any other drawings demonstrating in greater detail, compliance with the Olive Boulevard Design Guidelines.
3. Signage will be required to meet the requirements Article VIII "Sign Regulations".



Department of Community Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8500

Planning and Development
City of University City

NOV 09 2023

APPLICATION FOR CONDITIONAL USE PERMIT
Under Article 11 of the Zoning Code of University City, Missouri

6801 Delmar Blvd
University City MO 63130

- 1. Address/Location of Site/Building: 6779-6773, 6771, 6767 Olive Blvd.
2. Zoning District (check one):
SR LR MR HR HRO GC LC CC X IC PA PD
3. Applicant's Name, Corporate or DBA Name, Address and Daytime Telephone:
Civil Engineering Design Consultants, Inc. (attn: Paul Boyer, P.E.)
10820 Sunset Office Drive, Suite 200, St. Louis, MO 63127 Ph. (314) 729-1400
4. Applicant's Interest in the Property: Owner Owner Under Contract Tenant\*
Tenant Under Contract\* X Other\* (explain):
Owner's representative

\* Please Note: Zoning Code Section 34-131.1 requires that the application may only come from one (1) or more of the owners of record or owners under contract of a lot of record (or zoning lot), or their authorized representative. If you are applying as a tenant, tenant under contract or other, you must attach a letter from the owner stating you are an authorized representative of them and they give you permission to file this application for Conditional Use on their behalf.

- 5. Owner's Name, Corporate or DBA Name, Address and Daytime Telephone, if other than Applicant:
Owner: 6757 Olive Holdings
Business: Urban Sprouts Child Development Center (Ellicia Lanier, Founder & Exec. Director)
6757 Olive Blvd., University City, MO 63130 Ph. (314) 997-2259

6. Please state, as fully as possible, how each of the following standards are met or will be met by the proposed development or use for which this application is being made. Attach any additional information to this application form.

a) Complies with all applicable provisions of the University City Zoning Code (e.g. required yards and setbacks, screening and buffering, signs, etc.).
The development proposes to renovate existing buildings located at 6779, 6773 & 6767 Olive. The building at 6771 Olive will be demolished, so the site is limited by the constraints of the existing conditions. The development does intend to comply with the applicable provisions of the city's zoning code.

b) At the specific location will contribute to and promote the community welfare or convenience.
The proposed use is an expansion of the existing Urban Sprouts facility locate at 6757 Olive Blvd. The facility provides a much needed daycare service for the area and will also provide services directly for the community itself through the Cafe Au Play and Support Area.

c) Will not cause substantial injury to the value of neighboring property.

The use is an expansion of an existing use serving the surrounding community.

d) Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), and any other official planning and development policies of the City.

The use is an expansion of an existing use that has served the community at this location

since 2017-2018.

e) Will provide off-street parking and loading areas in accordance with the standards contained in Article 7 of the University City Zoning Code

Yes

\*\* Please Note: You should also submit twelve (12) copies of a memo detailing the following information:

1) Description of the proposed Conditional Use, in narrative form. Please include historical information about the applicant, the company and/or the organization. Explain why this particular site was chosen for the proposal, state the number of employees that will be working at the site, state the hours of operation, explain other features unique to the proposed use and submit any other information that will help the Plan Commission and City Council in their decisions. 2) Estimated impact of the conditional use on the surrounding properties and adjacent streets, including, but not limited to, average daily and peak hour traffic generation, existing traffic volumes of adjacent streets, if available, use of outdoor intercoms, and any other operational characteristics of the proposed use that may have impacts on other adjacent or nearby properties. 3) Legal description of the property(s) proposed for the Conditional Use Permit, when the proposed use involves a substantial addition or new construction.

A Public Hearing before the Plan Commission is required by Ordinance. Notice of such Public Hearing must be published in a newspaper of general circulation at least fifteen (15) days in advance. Upon receipt of a Plan Commission Recommendation, the City Council must consider this application and supporting information before a Use Permit may be granted. A fee of \$114 must accompany this application.

11/7/2023

Date

Ellicia Jamier Executive Director

Applicant's Signature and Title

Darius Pagan

Civil Engineering Design Consultants, Inc.

Representing (if applicable)

FOR OFFICE USE ONLY

\_\_\_\_\_ Application First Received.

\_\_\_\_\_ Application Fee in the Amount of \$ \_\_\_\_\_ Receipt # \_\_\_\_\_

\_\_\_\_\_ Application returned for corrections, additional data.

\_\_\_\_\_ Final complete application received.

\_\_\_\_\_ File # \_\_\_\_\_ created. K:\wpo\office\wpdata\1-f-cupfrm.doc

=====PROPERTY DESCRIPTION (SURVEYED)=====

**ADJUSTED LOT A:**

A TRACT OF LAND BEING PART OF LOTS 23, 24, 25, 26, 27, AND 28 IN BLOCK 4 OF SADLER PLACE ADDITION AS RECORDED IN PLAT BOOK 14 PAGE 77 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 23 IN BLOCK 4 OF SADLER PLACE ADDITION AS RECORDED IN PLAT BOOK 14 PAGE 77 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID POINT BEING ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF AN ALLEY, 15 FEET WIDE; THENCE ALONG THE EAST PROPERTY LINE OF SAID LOT 23, SOUTH 07 DEGREES 03 MINUTES 54 SECONDS WEST, 134.55 FEET TO THE NORTHERN RIGHT-OF-WAY LINE OF OLIVE BOULEVARD, WIDTH VARIES, AS WIDENED BY PER BOOK 4984 PAGE 71, BOOK 4974 PAGE 619, AND BOOK 4860 PAGE 430; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 83 DEGREES 01 MINUTES 22 SECONDS WEST, 134.59 FEET; THENCE NORTH 07 DEGREES 03 MINUTES 54 SECONDS EAST, 8.00 FEET; THENCE NORTH 83 DEGREES 01 MINUTES 22 SECONDS WEST 85.53 FEET; THENCE NORTH 38 DEGREES 08 MINUTES 12 SECONDS WEST, 13.63 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF FERGUSON AVENUE, 60 FEET WIDE; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 06 DEGREES 44 MINUTES 58 SECONDS EAST, 117.28 FEET TO THE NORTHWEST CORER OF LOT 28 IN BLOCK 4 OF SADLER PLACE ADDITION, SAID POINT ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF SAID ALLEY; THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY LINE, SOUTH 82 DEGREES 56 MINUTES 06 SECONDS EAST, 230.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 30,188 SQUARE FEET MORE OR LESS.

## Who We Are

### Our Mission

Urban Sprouts is a joyful, diverse learning community. Through child-driven learning, we honor and empower young scholars to develop into socially capable, creative, and inspired citizens.

### Our Vision

We envision a community where the ideas of children matter, a society where education is a right, and a world where each child's image is valued.

## Urban Sprouts History

Urban Sprouts Child Development Center was founded in 2009 by Black mother and educator, Ellicia Lanier. Lanier held a variety of positions in the early childhood field including work at a well-resourced center for a Fortune 500 company. Through these experiences and her continuing education, she came to understand what high quality early childhood education (ECE) truly comprises. With that understanding came the realization that people that look like her and grew up in the community in which she grew up, high quality ECE is heartbreakingly hard to come by. It became her mission to make that easier. Urban Sprouts was born out of this determination and commitment to racial and economic equity.

Urban Sprouts became a Reggio-inspired center. The approach, seen more commonly in affluent, majority-White early learning environments, is rooted in child-driven inquiry and represents the contemporary gold-standard for research-based ECE. Urban Sprouts adopted the approach to bring the highest-caliber level of excellence and autonomy to diverse, urban populations at an affordable price point.

Word spread of Urban Sprouts intentional family engagement and how our program consistently and successfully prepared young minds for kindergarten and beyond. As demand increased, Urban Sprouts built a gorgeous new location in University City, north of Delmar, and transitioned to become a non-profit in 2015 to further advance its mission to provide low- to no-cost high quality ECE to families and children most in need. Urban Sprouts now has the capacity to serve up to 150 children. 98 percent of Urban Sprouts students graduate meeting or exceeding kindergarten readiness standards, we achieve this without ever sacrificing the joyful, play-based pedagogical approach that plants the seeds for a lifelong love of learning

in the heart of each child we serve. As excited and proud we are of our legacy, we currently have more than 400 families on our waiting list and are perhaps even more excited about our future.

## Who We Serve

Urban Sprouts currently has the capacity to serve 150 children (ages 0-5) and their families. The majority of these children live in St. Louis City or County, they come from 37 ZIP codes.

71% of students are from socioeconomic backgrounds that qualify them to receive financial assistance.

Our student demographics by race (2023):

- 65% Black
- 27% White
- 4% Hispanic/Latinx
- 1% Asian
- 3% Mixed Race or Other

Our food program has served children and families in need across St. Louis City and County beyond our student population (267,362 meals in FY22).

Our commitment to educators and systemic change means our service isn't confined to Urban Sprouts' walls. In addition to the professional and leadership development provided to our teachers and staff, Urban Sprouts has launched a Community of Practice to provide capacity building to early education leaders across the region. Currently, ten leaders from early learning centers serving majority poverty and racism-impacted populations are in a pilot cohort focused on building administrative skills and obtaining a level of program quality that will qualify them to be nationally accredited.

Considering Urban Sprouts' organizational commitment to systems change through our policy and advocacy engagement, you might even say we serve the whole St. Louis region, having helped to secure millions of dollars for early education programs through community organizing.

**Expanding Our Campus to Meet High Demand While Maintaining High Quality**

With a waitlist of more than 450 families, expanding to an additional building (6767 Olive) has become necessary. Informed by IFF's third-party feasibility study, we have determined that growing by 56 slots addresses some of our waitlist concerns while being realistic about the industry-wide difficulties recruiting highly qualified educators as well as our present physical and organizational capacity. This strategy allows us to responsibly scale without sacrificing our commitment to racial and socioeconomic equity or the excellence synonymous with Urban Sprouts.

Thanks to the generous support of our lead funder, we have acquired the parcels necessary (6767, 6771, 6773 and 6779 Olive Boulevard), for an uninterrupted campus from our existing facility to the intersection of Olive and Ferguson. Through our Boundless Possibilities campaign, you have the opportunity to fund construction and renovation in addition to capacity building and sustainability to help us swiftly realize our goals and better meet the community's urgent needs.

Renovations to our existing facility include expanding the kitchen to meet the needs of having more mouths to feed, connecting to our new building, and any tweaks necessary to maintain licensing standards.

Construction and renovation on our building directly to the west of our current facility will transform what was once a defunct automotive shop into our new preschool wing for our scholars ages 3-5. The three preschool classrooms will be connected to an atelier, a studio space for art and project-based learning to promote inter-class collaboration and 21st century skill-building. This new building will also feature a multi-use space, likely to be utilized frequently for gross motor play and family engagement events and training.

The derelict property to the west of our new preschool wing (6771 Olive) will be razed. That parcel will be transformed into a green space brimming with learning and play— the preschoolers' playground, outdoor classroom, and garden. Our existing facility will function as our infant/toddler wing. The two buildings will be connected by a stunning and inclusive flourish of architectural imagination, a glass walkway and slow-sloping ramp rife with playful, interactive elements.

Then, the next building (6773 Olive) will be utilized for office space, storage, and wraparound supports (family advocates, push-in therapy for children, center admin, etc).

## **Cafe Au Play: Gathering Community & Fighting Hunger with Dignity**

In Urban Sprouts' geographic footprint, more than 1 out of every 8 children are living with food insecurity.<sup>1</sup> It should come as no surprise that the effects of hunger negatively impact children's ability to learn and can be especially severe and far-reaching in early childhood. Insufficient nutritional intake in a child's first two years of life can lead to increased susceptibility to short-term and long-term illness, as well as slowed mental development and physical growth.<sup>2</sup> With this in mind, we, at Urban Sprouts, see nutrition and our food program as an integral component of equitable, high quality early education. But we see an opportunity to feed children and families beyond those enrolled at our center. This vision is, once again, aligned with Forward Through Ferguson's call to end hunger for youth and families as a part of their Youth at the Center signature priority.<sup>3</sup>

This vision is Cafe Au Play. We plan to convert the building at the western-most edge of our campus (6779) into a social entrepreneurial venture with three distinct functions:

1. During the day, Cafe Au Play will function as a family-friendly coffee shop with light food options, generating additional revenue for Urban Sprouts and jobs for the community.
2. In the afternoon, the space will host an Afterschool Program with tutoring support for up to 48 school-age children.
3. In the early evening, the Cafe will function as a restaurant, an extension of our food program, for SNAP-eligible children and their families to access free, nutritious meals in a warm and dignified setting.

Urban Sprouts has extensive experience serving children and families having previously expanded our food program during the pandemic to serve millions of meals to those in need at locations throughout the region. This opened our eyes to the enormous need as well as the great possibilities. Cafe Au Play will house those possibilities, functioning as a community hub.

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<sup>1</sup> [https://mohungeratlas.org/counties/2019/St\\_Louis.pdf](https://mohungeratlas.org/counties/2019/St_Louis.pdf)

<sup>2</sup> Hoddinott, J., Maluccio, J. A., Behrman, J. R., Flores, R., & Martorell, R. (2008). *Effect of a nutrition intervention during early childhood on economic productivity in Guatemalan adults*. *The Lancet*, 371(9610), 411-416.

<sup>3</sup> Ferguson Commission. *Forward through Ferguson: a path toward racial equality*. 2015. Available at: [https://forwardthroughferguson.org/wp-content/uploads/2015/09/101415\\_FergusonCommissionReport.pdf](https://forwardthroughferguson.org/wp-content/uploads/2015/09/101415_FergusonCommissionReport.pdf).



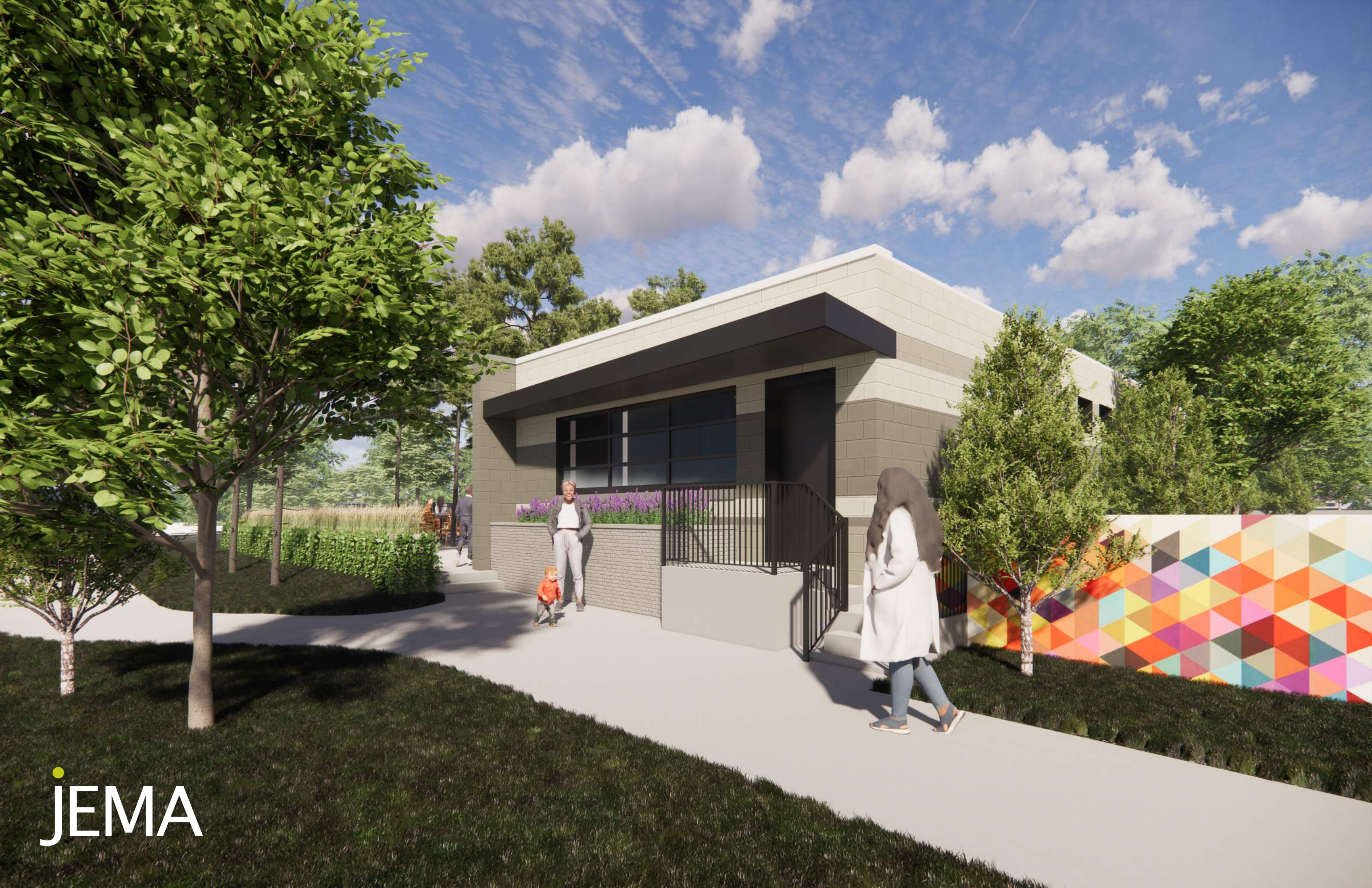
The namesake for the cafe emerged from the imaginations of our young scholars. In 2019, our preschoolers became curious about coffee shops and our educators engaged them in a Reggio-inspired investigation over the course of several months. From their research and creativity came Cafe Au Play, a coffee shop and cafe that our students designed and brought to life for their peers and families in the school. We're excited to open a real-life Cafe Au Play not only because of its potential to create new revenue streams and take a bite out of food insecurity, but also because of how thrilled we are to show our alums and their families how valuable and impactful their ideas can be.

The campus will also drive job creation. We estimate about 40 employees will be in the new buildings at any given time.

The center and office hours of operation will be from 7:30 AM-5:30 PM; special events, like graduation or family engagement events or professional development may occasionally be held as late as 9:00 PM.

Cafe Au Play will operate from 7:30 AM-8:30 PM.



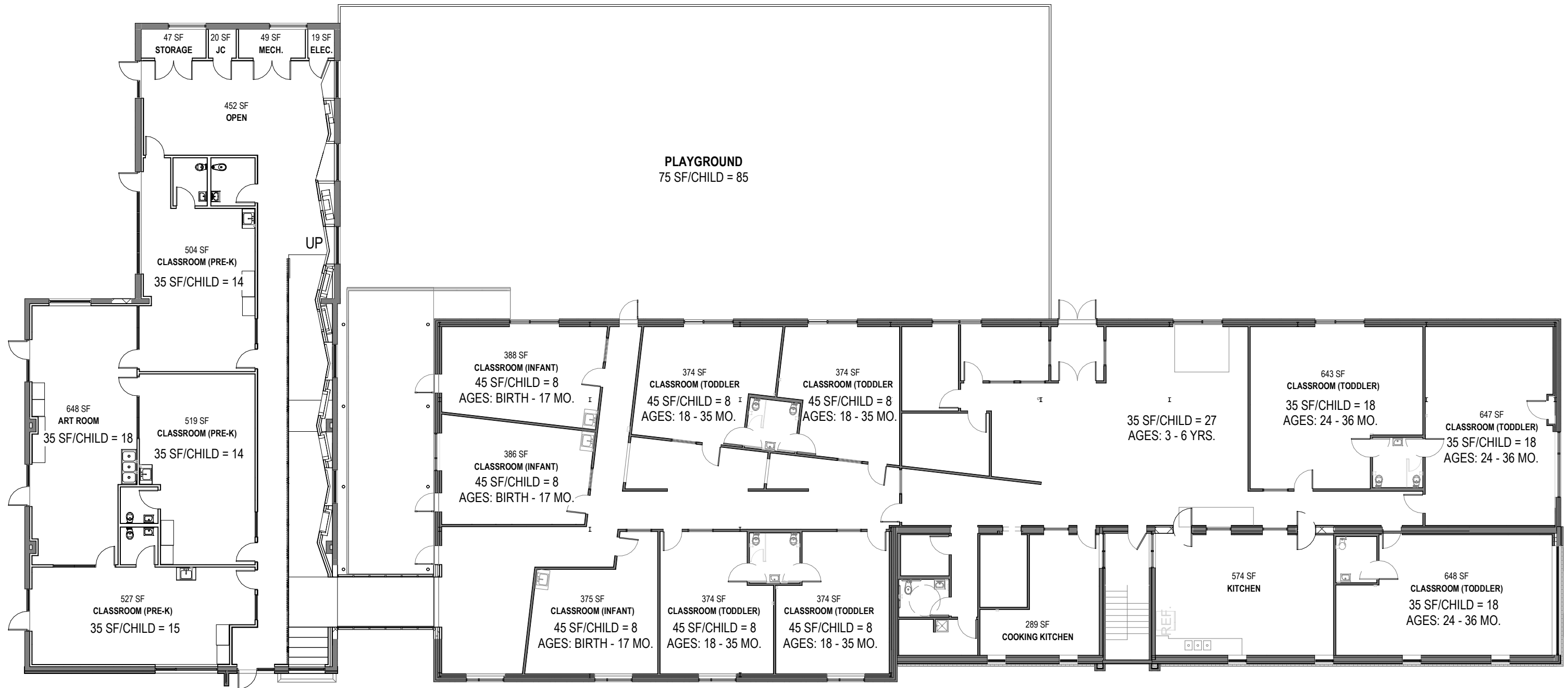




JEMA



JEMA



35 SF/CHILD  
EXPANSION TOTAL 43 (+18) = 61

1 | FIRST FLOOR - A

P001 | 1/16" = 1'-0"



SCHEMATIC PLAN

URBAN SPROUTS EXPANSION

6767 OLIVE BLVD.  
UNIVERSITY CITY, MO 63130

11/7/2023 1:25:22 PM  
Copyright 2020 © JEMA

# SITE DEVELOPMENT PLAN

# URBAN SPROUTS EXPANSION

A TRACT OF LAND BEING PART OF LOTS 23, 24, 25, 26, 27 AND 28 IN BLOCK 4 OF SADLER PLACE ADDITION AS RECORDED IN PLAT BOOK 14 PAGE 77 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS

## LEGEND

EXISTING CONTOURS	--- 433 ---
PROPOSED CONTOURS	--- 433 ---
EXISTING STORM SEWER	== ST == ST ==
PROPOSED STORM SEWER	== ST == ST ==
EXISTING SANITARY SEWER	== S == S ==
PROPOSED SANITARY SEWER	== S == S ==
RIGHT-OF-WAY	--- ---
EASEMENT	--- ---
CENTERLINE	--- ---
EXISTING TREE	⊗
EXISTING SPOT ELEVATION	x 433.28
PROPOSED SPOT ELEVATION	433.28
SWALE	~ ~ ~
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	U.I.P.
ADJUST TO GRADE	A.T.G.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
WATER MAIN	--- W --- W ---
GAS MAIN	--- GAS --- GAS ---
UNDERGROUND TELEPHONE	--- T --- T ---
OVERHEAD WIRE	--- OHE --- OHE ---
UNDERGROUND ELECTRIC	--- e --- e ---
SILTATION CONTROL	--- X --- X ---
FIRE HYDRANT	⊗
POWER POLE	⊕
WATER VALVE	⊕
LIGHT STANDARD	⊕

## ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
EX	EXISTING
PR	PROPOSED
CONC	CONCRETE
ASPH	ASPHALT
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
SF	SQUARE FEET
AC	ACRES
ELEV	ELEVATION
FF	FINISH FLOOR
FL	FLOWLINE
PVC	POLYVINYL CHLORIDE PIPE
ROP	REINFORCED CONCRETE PIPE
STM	STORM
SAN	SANITARY
(S)	SAVE
(R)	REMOVE
(T.B.R.)	TO BE REMOVED
(U.I.P.)	USE IN PLACE

## SYMBOLS

WATER MANHOLE	WMH ⊗
TELEPHONE MANHOLE	TMH ⊗
BRUSH & SHRUB LINE	⊗
BOLLARD	⊗
SIGN	⊗
ELECTRIC YARD LIGHT	⊗
BORING LOCATION	⊗
MAIL BOX	MBX
ELECTRIC BOX	EBX
CLEAN OUT	CO
GAS VALVE	GV
GAS METER	GM
GAS DRIP	GD

## GENERAL NOTES

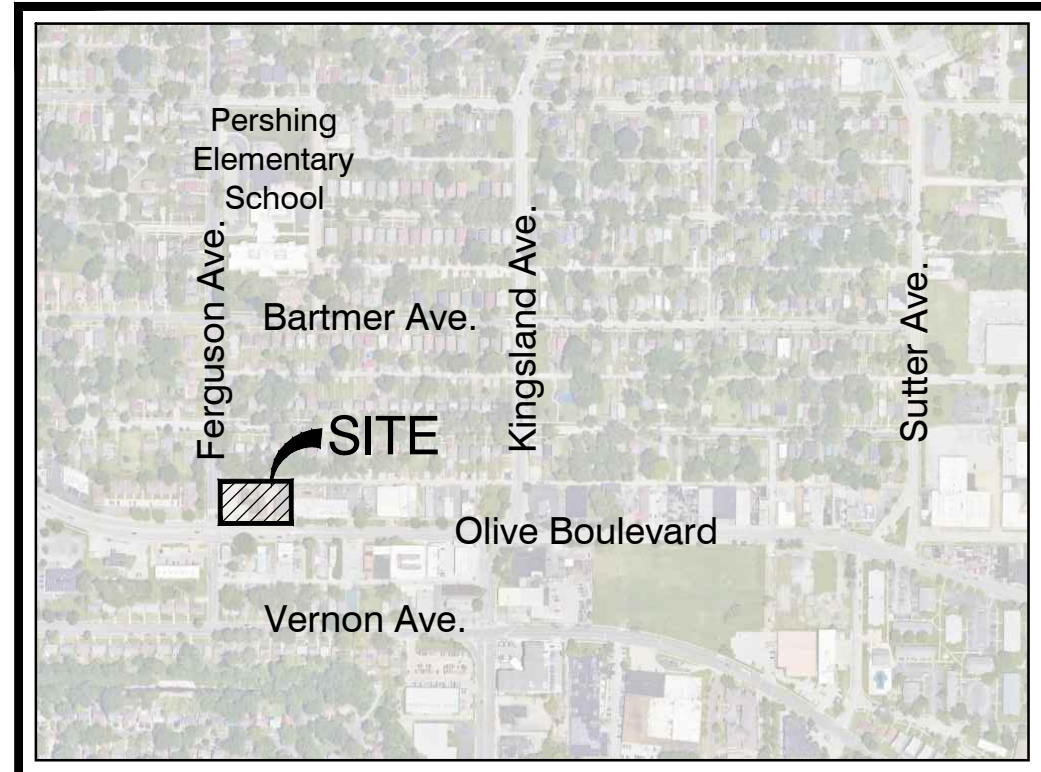
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL EXISTENCE OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMO.
- ALL ELEVATIONS ARE BASED ON THE BENCHMARK SHOWN.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY ALTEA, LLC.
- ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF UNIVERSITY CITY, ST. LOUIS COUNTY, AND M.S.D.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF UNIVERSITY CITY.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE SUBCONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF UNIVERSITY CITY.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF UNIVERSITY CITY, M.S.D. AND ST. LOUIS COUNTY.
- SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1% TO 20%. SLOPES GREATER THAN 1% TO 20% MUST BE DESIGNED AS A RAMP. SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- NO GRADE SHALL EXCEED 3:1 SLOPE UNLESS APPROVED BY GEOTECHNICAL ENGINEER.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
- ALL LANDSCAPED AREAS TO BE FILLED WITH A MINIMUM OF 6" OF TOPSOIL.
- ALL LANDSCAPED AREAS DISTURBED BY OFF-SITE WORK SHALL BE IMMEDIATELY SEEDED OR SODDED, AS DIRECTED BY THE CITY OF UNIVERSITY CITY.
- ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, (LATEST EDITION).
- SETBACKS (SEC. 400.640)(B)
  - NO BUILDING SHALL BE LOCATED WITHIN 35 FEET OF A STREET RIGHT-OF-WAY, UNLESS NO PARKING AREAS ARE LOCATED BETWEEN THE STREET RIGHT-OF-WAY AND ANY PRINCIPAL OR ACCESSORY BUILDING. UNDER THESE CONDITIONS, THE MINIMUM SETBACK MAY BE REDUCED TO 15 FEET.
  - MINIMUM PROPERTY LINE SETBACK. NO BUILDING SETBACK IS REQUIRED FROM A PROPERTY LINE OTHER THAN A RIGHT-OF-WAY LINE. EXCEPT WHERE A LOT ABUTS A RESIDENTIAL DISTRICT OR ABUTS AN ALLEY RIGHT-OF-WAY WHICH SEPARATES THE LOT FROM A RESIDENTIAL DISTRICT, UNDER THESE CONDITIONS, THE MINIMUM BUILDING SETBACK REQUIREMENT SHALL BE TWENTY-FIVE (25) FEET FROM THE APPLICABLE PROPERTY LINE(S). ALSO SEE ARTICLE V "SUPPLEMENTARY REGULATIONS" DIVISION 6 FOR SCREENING REQUIREMENTS. WHERE A PROPERTY LINE SETBACK IS NOT REQUIRED, BUT A BUILDING IS SET BACK OFF THE PROPERTY LINE, THEN IT SHALL BE SET BACK AT LEAST FIVE (5) FEET.
- PARKING CALCULATIONS (SECTION 400.2140 SCHEDULE OF OFF-STREET PARKING SPACE REQUIREMENTS)

PARKING REQUIRED:  
A. DAY-CARE CENTERS  
1 SPACE FOR EVERY 5 INDIVIDUALS CARED FOR AS AUTHORIZED BY STATE LICENSING.  
CURRENT LICENSED CAPACITY IS 148. LICENSED CAPACITY WILL BE EXPANDED TO 202.  
LICENSED INDIVIDUALS = 202 INDIVIDUALS  
PARKING REQUIRED = 202 INDIVIDUALS / 5 STUDENTS = 41 STALLS  
B. RECREATION CENTERS, GENERAL PURPOSE  
1 SPACE FOR EACH 300 SQUARE FEET OF FLOOR AREA  
CAFE AU-PLAY  
PARKING REQUIRED = 1,576 s.f./300 = 5 STALLS  
C. SUPPORT SPACE  
OFFICES  
1 SPACE FOR EACH 300 SQUARE FEET OF FLOOR AREA, INCLUDING THE BASEMENT IF USED OR ADAPTABLE TO OFFICE USE  
FLOOR AREA = 1,275 S.F.  
PARKING REQUIRED = 1,275 S.F./300 = 5 STALLS  
TOTAL PARKING REQ'D. = 41 STALLS + 5 STALLS + 5 STALLS = 51 STALLS  
D. PARKING PROVIDED  
EXISTING URBAN SPROUTS CAMPUS = 27 STALLS (INCLUDES 2 ADA STALLS)  
PROPOSED EXPANSION = 27 STALLS (INCLUDES 2 ADA STALLS)  
TOTAL = 54 STALLS
- PARKING LOT LIGHTING AND SITE LIGHTING SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF UNIVERSITY CITY.
- SITE COVERAGE CALCULATIONS (TOTAL SITE AREA = 0.69 ac.)

EXISTING SITE  
GRASS 0.06 ac. / 0.69 ac. x 100 = 8.70%  
PAVEMENT 0.42 ac. / 0.69 ac. x 100 = 60.87%  
BUILDING 0.21 ac. / 0.69 ac. x 100 = 30.43%  
TOTAL 0.69 ac.  
PROPOSED SITE  
GRASS 0.21 ac. / 0.69 ac. x 100 = 30.43%  
PAVEMENT 0.31 ac. / 0.69 ac. x 100 = 44.93%  
BUILDING 0.17 ac. / 0.69 ac. x 100 = 24.64%  
TOTAL 0.69 ac. = 100%
- NOTE: LOTS TO BE CONSOLIDATED AS PART OF THIS DEVELOPMENT.

## INDEX OF SHEET

SDP1	TITLE SHEET
SDP2	OVERALL SITE PLAN
SDP3	EXISTING CONDITIONS PLAN
SDP4	SITE DEVELOPMENT PLAN
LO01	LANDSCAPE PLAN



LOCATION MAP  
N.T.S.

## PROPERTY DATA

OWNER	= 6757 OLIVE HOLDINGS
SITE ADDRESS	= 6773 OLIVE BOULEVARD 6771 OLIVE BOULEVARD 6767 OLIVE BOULEVARD
LOCATOR NO'S.	= 17J321854 17J320600 17J320590
TOTAL SITE AREA	= 0.69± ACRES
EXISTING ZONING	= IC -- INDUSTRIAL COMMERCIAL
FIRE DISTRICT	= UNIVERSITY CITY FIRE DEPARTMENT
SCHOOL DISTRICT	= UNIVERSITY CITY
FEMA MAP	= 29189C0216K
WATER SHED	= RIVER DES PERES

## UTILITIES & AGENCIES

ELECTRIC COMPANY	= AMEREN UE--DORSETT DISTRICT 12121 DORSETT ROAD MARYLAND HEIGHTS, MO 63043 PH: (314) 364-6575 ATTENTION: ENGINEERING	WATER COMPANY	= MISSOURI AMERICAN WATER COMPANY 727 CRAIG ROAD ST. LOUIS, MO 63141 PH: (314) 996-2468 CONTACT: DAVE BRAKENSIEK
PHONE COMPANY	= AT&T--ROW--CONSTRUCTION & ENGINEERING 12851 MANCHESTER ROAD DES PERES, MO 63131 PH: (314) 288-1279 ATTENTION: ENGINEERING	CABLE	= CHARTER/SPECTRUM 101 NORTHWEST PLAZA DRIVE ST. ANN, MO 63074 ATTENTION: ENGINEERING
GAS COMPANY	= SPIRE 4118 SHREWSBURY AVENUE SHREWSBURY, MO 63119 PH: (314) 768-7767 CONTACT: BRIAN LANGENBACHER, P.E.	FIRE DISTRICT	= UNIVERSITY CITY FIRE DEPARTMENT 863 WESTGATE AVENUE UNIVERSITY CITY, MO 63130 CONTACT: DEPUTY CHIEF -- FIRE MARSHAL FRED KRAMER
		SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DISTRICT 2350 MARKET STREET ST. LOUIS, MO 63103 PH: (314) 768-6200

## FLOOD ZONE NOTE

Subject property lies within Flood Zone "X" (areas to be determined outside the 0.2% annual chance flood plain) according to the national flood insurance program insurance rate map St. Louis County, Missouri. The map reference number is Community Panel number 29189C0216K-A. With an effective date of February 4, 2015.

## LEGAL DESCRIPTION

ADJUSTED LOT A:

A TRACT OF LAND BEING PART OF LOTS 23, 24, 25, 26, 27, AND 28 IN BLOCK 4 OF SADLER PLACE ADDITION AS RECORDED IN PLAT BOOK 14 PAGE 77 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 23 IN BLOCK 4 OF SADLER PLACE ADDITION AS RECORDED IN PLAT BOOK 14 PAGE 77 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID POINT BEING ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF AN ALLEY, 15 FEET WIDE, THENCE ALONG THE EAST PROPERTY LINE OF SAID LOT 23, SOUTH 07 DEGREES 03 MINUTES 34 SECONDS WEST, 134.59 FEET TO THE NORTHERN RIGHT-OF-WAY LINE OF OLIVE BOULEVARD, WIDTH VARIES, AS WIDENED BY PER BOOK 4964 PAGE 71, BOOK 4974 PAGE 619, AND BOOK 4960 PAGE 439; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 83 DEGREES 01 MINUTES 22 SECONDS WEST, 134.59 FEET; THENCE NORTH 07 DEGREES 03 MINUTES 54 SECONDS EAST, 80.00 FEET; THENCE NORTH 83 DEGREES 01 MINUTES 22 SECONDS WEST 85.53 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 12 SECONDS WEST, 116.53 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF FERGUSON AVENUE, 60 FEET WIDE; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 06 DEGREES 44 MINUTES 58 SECONDS EAST, 117.28 FEET TO THE NORTHWEST CORNER OF LOT 28 IN BLOCK 4 OF SADLER PLACE ADDITION, SAID POINT ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF SAID ALLEY; THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY LINE, SOUTH 62 DEGREES 56 MINUTES 06 SECONDS EAST, 230.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 30,188 SQUARE FEET MORE OR LESS.

OWNER CONTACT INFORMATION:  
ELLICIA LANIER, FOUNDER & EXECUTIVE DIRECTOR  
URBAN SPROUTS CHILD DEVELOPMENT CENTER  
6757 OLIVE BLVD.  
UNIVERSITY CITY, MO 63130  
PH. (314) 997-2259

PREPARED FOR:

JEMA  
2823 OLIVE STREET  
ST. LOUIS, MISSOURI 63103  
PH. (314) 531-7400

PREPARED BY:

CEDC  
CIVIL ENGINEERING  
DESIGN CONSULTANTS  
10820 Sunset Office Drive  
Suite 200  
St. Louis, Missouri 63127  
314.729.1400  
Fax: 314.729.1404  
www.cedc.net

NOTE:

THE UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE ACTUAL LOCATIONS OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THIS DRAWING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.

MISSOURI ONE CALL TOLL NUMBER 232-46-0889



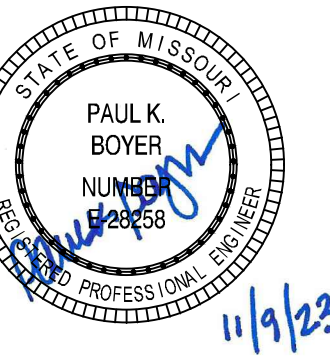
UTILITIES CONTACT BY MISSOURI ONE CALL HERE:  
AMEREN MISSOURI ELECTRIC, ATT DISTRIBUTION, CHARTER COMMUNICATIONS, MODOT ST. LOUIS DISTRICT, MANA-BLEBIRRO, MISSOURI AMERICAN WATER CO, SPIRE MO EAST, CITY OF ST. LOUIS BPS WATER, CITY OF ST. LOUIS VPS TRAFFIC, ST. LOUIS METROPOLITAN SEWER, CITY OF UNIVERSITY CITY

JEMA  
planning architecture interior design

ARCHITECT  
JEMA  
2823 OLIVE ST.  
ST. LOUIS, MO 63103  
CONTACT: KRISTIN KENDRICK  
T: 314-531-7400  
E: kkendrick@jemast.com

OWNER'S REPRESENTATIVE  
LEFF  
5501 DELMAR BOULEVARD, SUITE B10  
ST. LOUIS, MO 63112  
CONTACT: RALPH SMITH  
T: 314-673-5816  
E: rsmith@leff.org

GENERAL CONTRACTOR  
KAI ENTERPRISES  
2080 CRAIGSHIRE ROAD  
ST. LOUIS, MO 63146  
CONTACT: GHASHI HAYNES  
T: 314-754-6381  
E: ghashi.haynes@kai-eb.com



PAUL K. BOYER, P.E. E-28258  
CIVIL ENGINEER  
CECD LICENSE NO.: 2003004674

URBAN SPROUTS EXPANSION

6767 OLIVE BLVD.  
UNIVERSITY CITY, MO 63130

Submittal

11/09/2023

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO. 2462

ISSUED BY

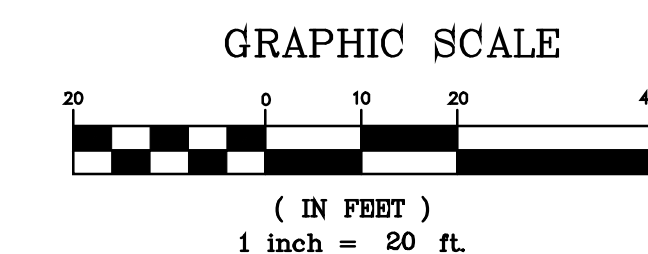
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SHEET TITLE

TITLE SHEET

SDP1

# SITE DEVELOPMENT PLAN URBAN SPROUTS EXPANSION

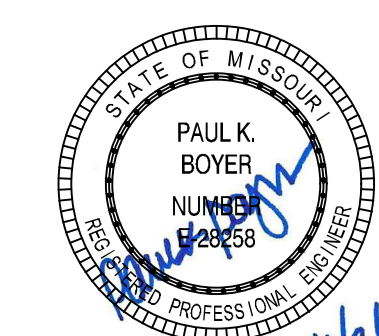


A TRACT OF LAND BEING PART OF LOTS 23, 24, 25, 26, 27 AND 28 IN BLOCK 4 OF SADLER PLACE ADDITION AS RECORDED IN PLAT BOOK 14 PAGE 77 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS

**ARCHITECT**  
JEMA  
2823 OLIVE ST.  
ST. LOUIS, MO 63103  
CONTACT: ARISTIN KENDRICK  
T: 314-531-7400  
E: kendrick@jemastd.com

**OWNER'S REPRESENTATIVE**  
JEMA  
5501 DELMAR BOULEVARD, SUITE B510  
ST. LOUIS, MO 63112  
CONTACT: RALPH SMITH  
T: 314-673-5816  
E: rsm@jema.org

**GENERAL CONTRACTOR**  
KAI ENTERPRISES  
2060 CRAIGSHIRE ROAD  
ST. LOUIS, MO 63146  
CONTACT: GYASH HAYNES  
T: 314-754-6381  
E: gyash.haynes@kai-cb.com



PAUL K. BOYER, P.E. E-28258  
CIVIL ENGINEER  
CEDC LICENSE NO.: 2003004674

URBAN SPROUTS EXPANSION  
6767 OLIVE BLVD.  
UNIVERSITY CITY, MO 63130

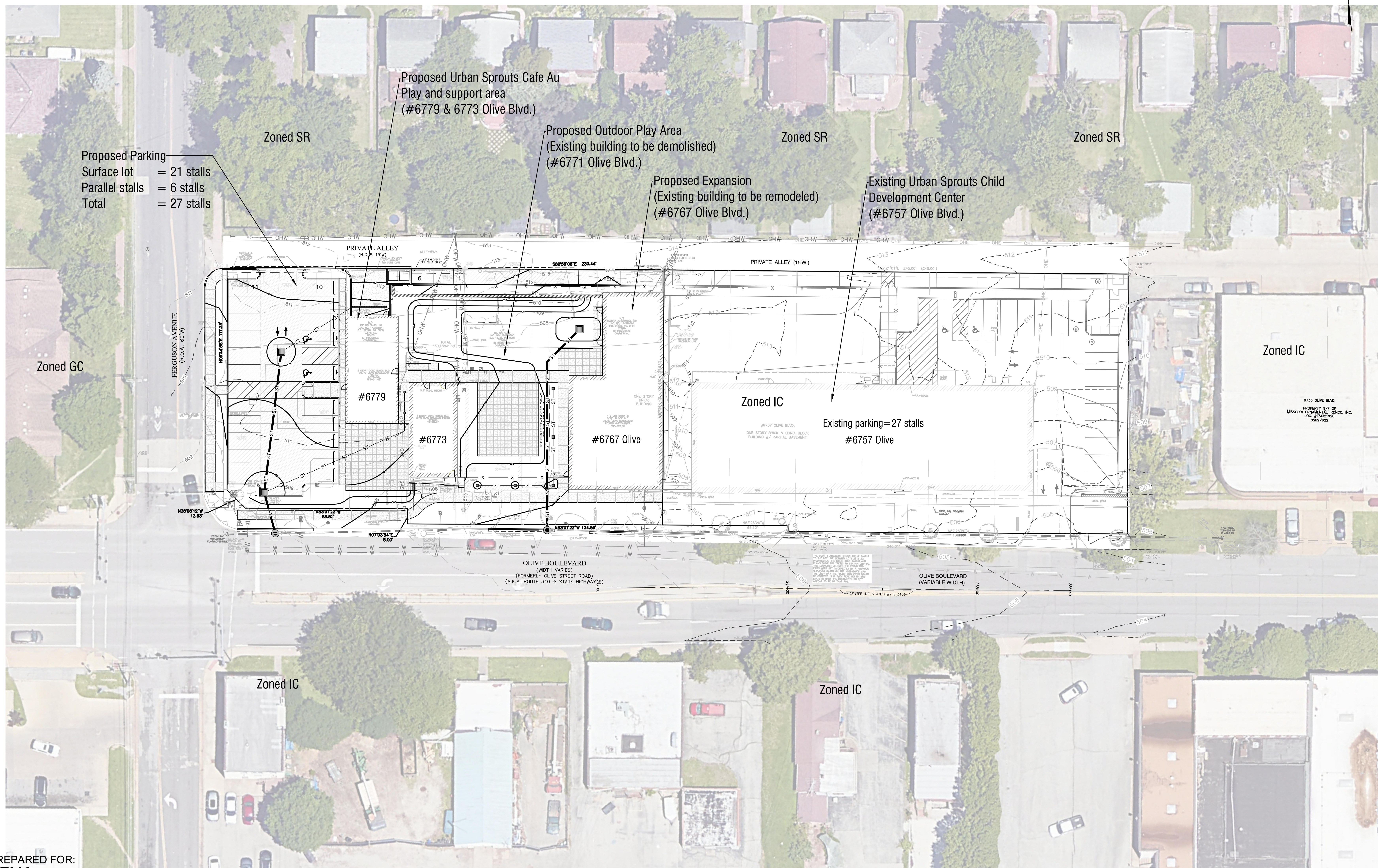
Submission  
11/09/2023

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO: 2462 ISSUED BY: [ ]  
ISSUE DATE: 10/19/2023 11:07:18 AM

SHEET TITLE: Overall Site Plan

SDP2



PREPARED FOR:  
JEMA  
2823 OLIVE STREET  
ST. LOUIS, MISSOURI 63103  
PH. (314) 531-7400

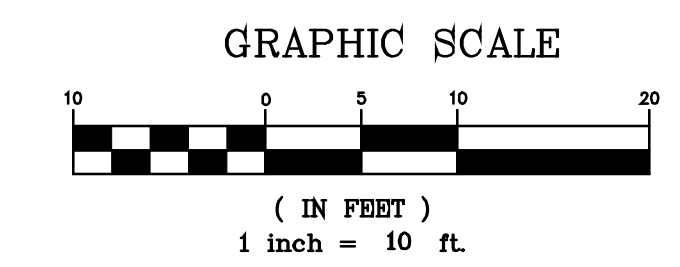
PREPARED BY:  
CEDC  
CIVIL ENGINEERING  
DESIGN CONSULTANTS  
10820 Sunset Office Drive  
Suite 200  
St. Louis, Missouri 63127  
314.729.1400  
Fax: 314.729.1404  
www.cedc.net





# SITE DEVELOPMENT PLAN URBAN SPROUTS EXPANSION

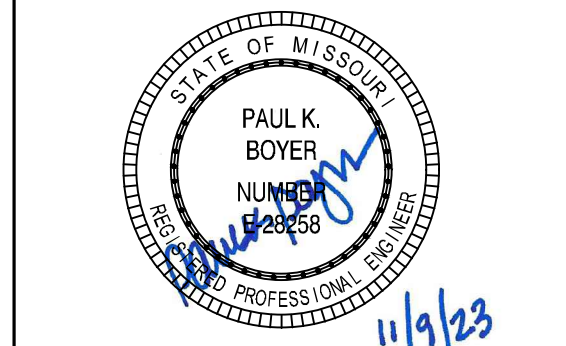
A TRACT OF LAND BEING PART OF LOTS 23, 24, 25, 26, 27 AND 28 IN BLOCK 4 OF SADLER PLACE ADDITION  
AS RECORDED IN PLAT BOOK 14 PAGE 77 OF THE  
ST. LOUIS COUNTY, MISSOURI RECORDS



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**OWNER'S REPRESENTATIVE**  
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CONTACT: RALPH SMITH  
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E: rsmith@ff.org

**GENERAL CONTRACTOR**  
KAI ENTERPRISES  
2060 CRAIGSHIRE ROAD  
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CONTACT: GYASH HAYNES  
T: 314-754-6381  
E: gyash.haynes@kai-db.com



PAUL K. BOYER, P.E. E-28258  
CIVIL ENGINEER  
CEDC LICENSE NO.: 2003004674

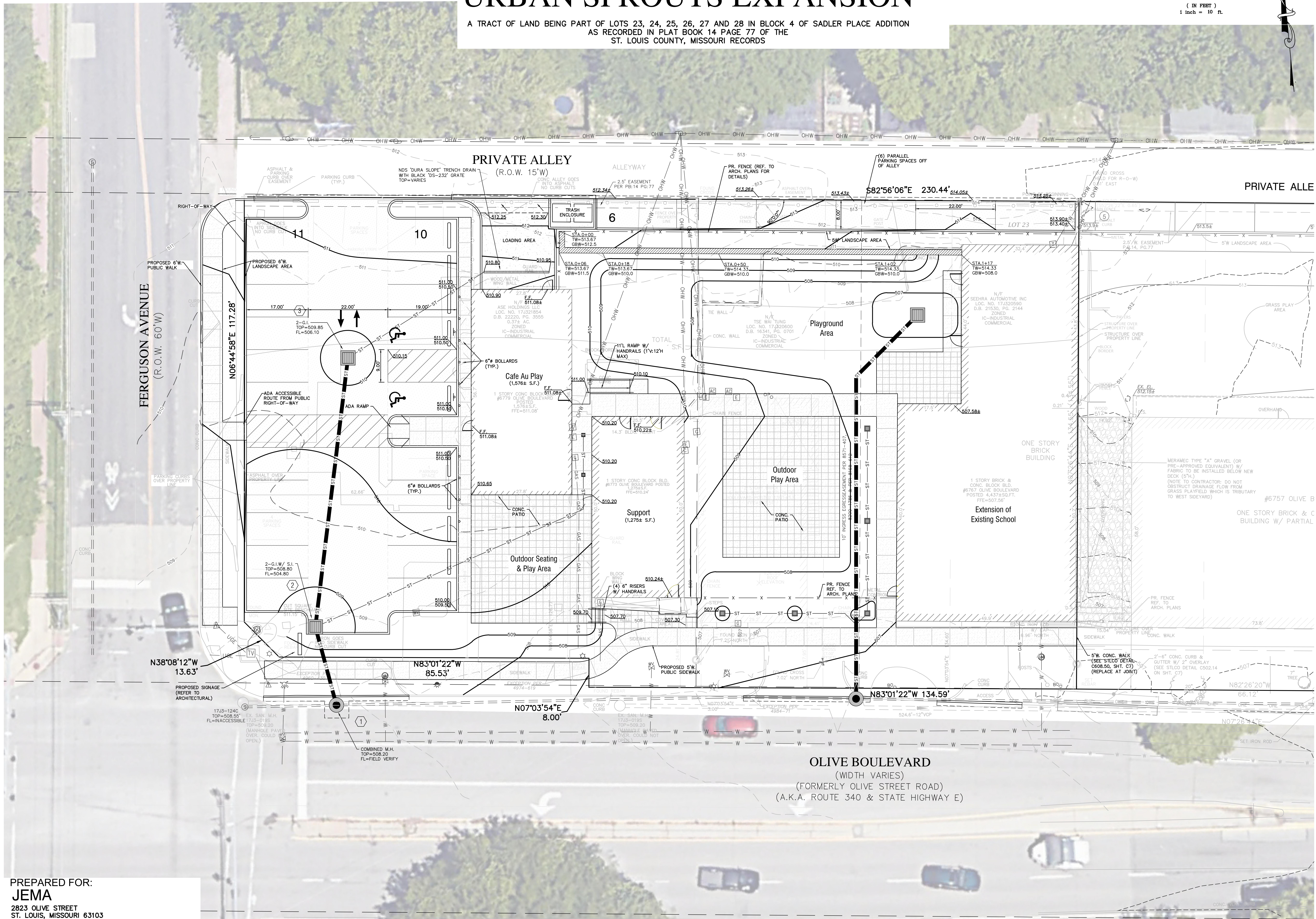
**URBAN SPROUTS EXPANSION**  
6767 OLIVE BLVD.  
UNIVERSITY CITY, MO 63130

Submitted  
11/09/2023

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO.	2462	ISSUED BY:	
SUBDATE:	10/19/2023 11:07:18 AM		
SHEET TITLE:	Site Development Plan		

**SDP4**



PREPARED FOR:  
**JEMA**  
2823 OLIVE STREET  
ST. LOUIS, MISSOURI 63103  
PH. (314) 531-7400

PREPARED BY:  
**CEDC** CIVIL ENGINEERING DESIGN CONSULTANTS  
10820 Sunset Office Drive  
Suite 200  
St. Louis, Missouri 63127  
314.729.1400  
Fax: 314.729.1404  
www.cedc.net



## Mary Kennedy

---

**From:** John Wagner  
**Sent:** Friday, December 1, 2023 12:27 PM  
**To:** Mary Kennedy  
**Subject:** FW: Case number CUP-23-08

**John L. Wagner, Ph.D.**  
Director of Planning and Development

---

**From:** James Crowe <crowe.james2@gmail.com>  
**Sent:** Tuesday, November 28, 2023 2:49 PM  
**To:** John Wagner <jwagner@ucitymo.org>  
**Subject:** Case number CUP-23-08

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

James Crowe 6764 Chamberlain Ave. 63130

I am protesting the granting of a conditional use permit in regards to the case listed above for 2 reasons:

- 1) The garage for my property is in the Chamberlain alley. I park my vehicles in my garage as do many of my neighbors. I cannot tell you how many times I have been blocked from exiting my garage from a car parked at my garage door. This has not only hindered my garage but also my neighbors.
- 2) The drop off point for the daycare is also located in the alley. Many times parents dropping off their children block access to the alley as they run into the building. This disrupts the flow of the alley and causes unnecessary delays.

Unless this plan includes adequate parking and a different drop off point not in the alley I am against allowing this conditional use permit.

Sincerely,  
James Crowe



**Department of Community Development**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

**STAFF REPORT**

MEETING DATE: December 6, 2023  
FILE NUMBER: SUB 23-03  
COUNCIL DISTRICT: 3  
Location: 6757, 6767, 6771 and 6773 Olive Boulevard  
Applicant: 6757 Olive Holdings  
Request: Major Subdivision – Lot Consolidation  
Existing Zoning: “IC” Industrial Commercial  
Proposed Zoning: Same – no change  
Existing Land Use: Daycare, vacant buildings  
Proposed Land Use: Daycare

Surrounding Zoning and Land Use:

North: “SR” – Single-family Residential  
East: “IC” Industrial Commercial  
South: “IC” Industrial Commercial  
West: “GC” General Commercial

COMPREHENSIVE PLAN CONFORMANCE

Yes       No       No reference

STAFF RECOMMENDATION

Approval     Approval with Conditions     Denial

ATTACHMENTS

- A. Plat Application
- B. Preliminary/ Consolidation Plat

**Existing Property and Applicant Request**

The subject property currently consists of four (4) properties:

1. 6757 Olive Boulevard (0.77 acres);
2. 6767 Olive Boulevard (0.21 acres);
3. 6771 Olive Boulevard (0.11 acres); and
4. 6773 Olive Boulevard (0.37 acres).

The Applicant has requested the Consolidation Plat together with a Conditional Use Permit for the Urban Sprouts Child Development Center (The Center), also on the agenda, CUP 23-08. The Center is located at 6757 Olive Boulevard, the most eastern of these four (4) parcels. The Center is proposing to expand to encompass the three lots immediately to the east (6767, 6771 and 6773 Olive Boulevard) to Ferguson Avenue. The new lot would be 1.46 acres in size. See Figure 1.



Figure 1. Location of the four (4) parcels to be consolidated.

### Staff Review

Staff reviewed this as part of the “Major Subdivision” process identified in Section 405.165 of the Subdivision regulations.

### Analysis

Staff has determined that the Plat meets all requirements of 405.380 of the Subdivision and Land Development Regulations.

### Conclusion/Recommendation

The proposal meets the intent of all Zoning Code and Subdivision Regulation requirements for a Final Plat. Thus, staff recommends approval of the proposed Major Subdivision.



**Department of Community Development**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

**SUBDIVISION APPLICATION**

The application form must be completed and submitted along with the subdivision plat, letter of authorization (if applicable), fees, and other required attachments on or before the filing deadline. The filing deadline is generally twenty-eight (28) days prior to the Plan Commission meeting.

1. Application Type (Check each that apply):

- Minor Subdivision     Boundary Adjustment (Consolidation PLAT)     Right-of-way Vacation
- Preliminary Plat     Preliminary Development Plan     Plat Vacation
- Final Plat     Final Development Plan     Dwelling Unit Display

2. Attachments

- (#) Folded paper copies of Plat
- Electronic copy
- Improvement Plans
- Other \_\_\_\_\_

3. Property Owner Information:

Name:        6757 Olive Holdings

6757 Olive Boulevard University City, \_\_\_\_\_

Address:     MO 63130

                  \_\_\_\_\_

4. Authorized Agent (an authorization letter from the current property owner must be submitted if applicant is other than owner – not applicable to right-of-way vacation application):

Name:        ALTEA Land Surveying

3906 South Old Highway 94

Address:     St. Charles, MO 63304 Suite 600

                  \_\_\_\_\_

5. Project Description (include a brief description of the project, including number of existing lots, number of lots proposed, total acreage, parcel identification, and/or any other applicable information):

Consolidating 4 parcels into 1 large parcel, total 63,598 square-feet (1.46 acres)  
 Parcel numbers 17J321843 (6757 Olive Boulevard), 17J320590 (6767 Olive Boulevard), 17J320600 (6771 Olive Boulevard), and 17J321854 (6773 Olive Boulevard).

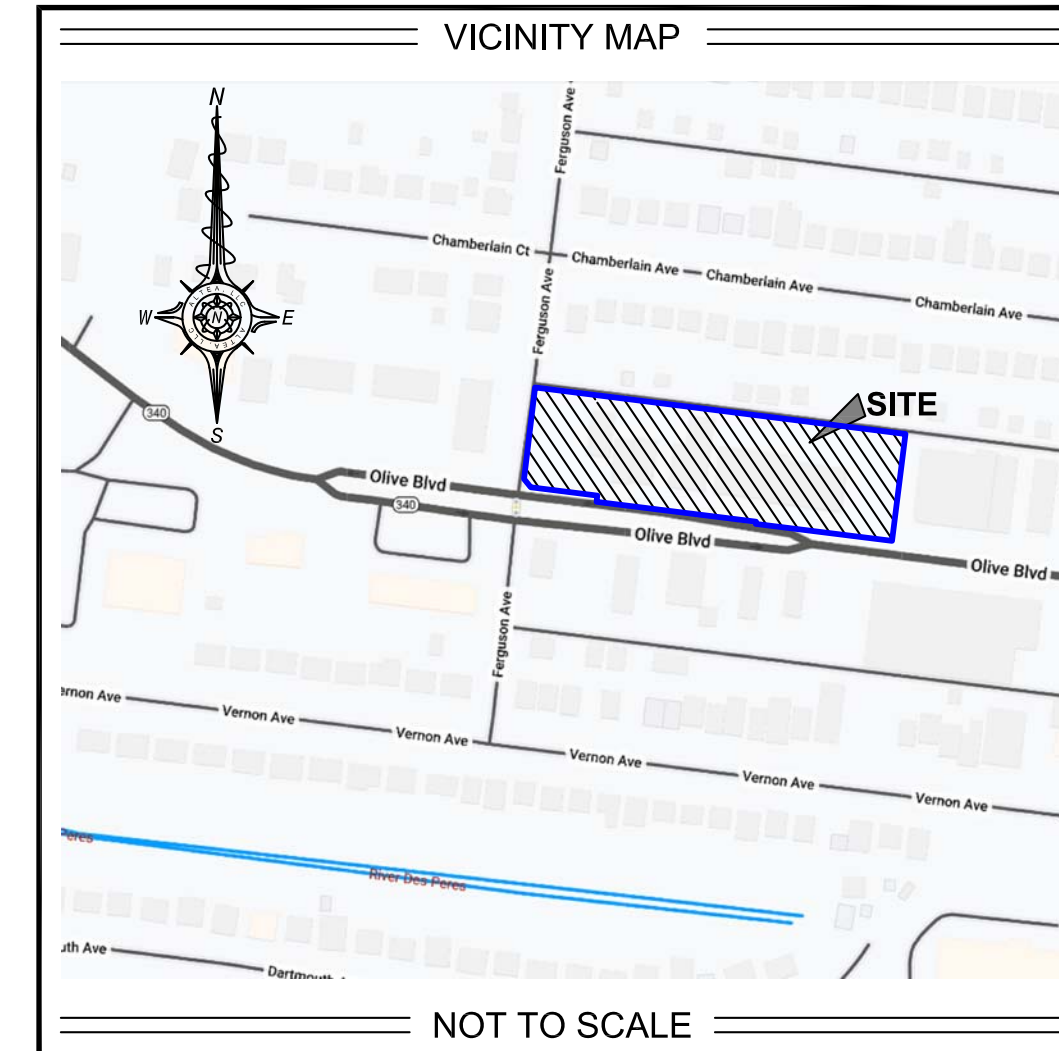
FOR OFFICE USE ONLY

Fee Calculation: \$200.00 Base Fee + \_\_\_\_\_ # of lots x \$35.00 = \_\_\_\_\_

# LOT CONSOLIDATION PLAT

## 6773, 6771, 6767, & 6757 OLIVE BOULEVARD

LOTS 16-20 AND PART OF LOTS 21-28 IN BLOCK 4 OF SADLER PLACE ADDITION  
PLAT BOOK: 14 PAGE(S): 77  
ST. LOUIS COUNTY, MISSOURI



ABBREVIATIONS	
I.P. = IRON PIPE	I.R. = IRON ROD
B.M. = BENCH MARK	ELEV. = ELEVATION
P.B. = PLAT BOOK	PG. = PAGE
BK. = BOOK	S.F. = SQUARE FEET
ESMT. = EASEMENT	BLDG. = BUILDING
NF. = NOW OR FORMERLY	CONC. = CONCRETE
ASPH. = ASPHALT	R.O.W. = RIGHT-OF-WAY
PROP. = PROPERTY	COR. = CORNER
FL. = FLOW LINE	CL. = CENTERLINE
(R) = RECORD	(S) = SURVEYED
(C) = CALCULATED	(NR) = NON-RADIAL
T.F. = TOP OF FOUNDATION	F.F. = FINISHED FLOOR
R.O.W. = RIGHT-OF-WAY	
P.C. = POLYVINYL CHLORIDE PIPE	
R.C.P. = REINFORCED CONCRETE PIPE	
V.C.P. = VITRIFIED CLAY PIPE	

SURVEY MARKERS	
FOUND/SET SEMI-PERMANENT MONUMENT	FOUND/SET NOTCH
FOUND/SET PERMANENT MONUMENT	FOUND/SET ARROW
FOUND/SET CROSS	SET STAKE
FOUND/SET ANCHOR	

LINE TYPES	
BOUNDARY LINE	CHAIN FENCE
EASEMENT LINE	WOOD/VINYL
SETBACK LINE	METAL FENCE
PARCEL LINE	WIRE FENCE
	BUILDING FOOTPRINT CENTERLINE

### SURVEYOR'S NOTES

- THE SUBJECT TRACT CONTAINS 1.46 ACRES MORE OR LESS (63,630 SQUARE FEET MORE OR LESS)
- THE SUBJECT TRACT IS CURRENTLY ZONED "IC" INDUSTRIAL COMMERCIAL DISTRICT ACCORDING TO ST. LOUIS COUNTY, MISSOURI ONLINE ASSESSOR'S MAP.
- SOURCE OF RECORD DESCRIPTION: DOC# 2023060100272, DEED BOOK 16341 PAGE 0701, DOC# 2023041400038 AND DEED BOOK 22232 PAGE 970 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.
- A LAND DISTURBANCE PERMIT FOR ANY NEW CONSTRUCTION ON THIS SITE MAY BE REQUIRED. LOT CONSOLIDATION PLAT APPROVAL IS NOT TO BE CONSIDERED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
- BASIS OF BEARINGS:  
ZONE: MISSOURI EAST 2401  
HORIZONTAL DATUM: NAD83  
VRS BASE STATION PRS150868892534 (CORS-ID M08F)  
N (Y) = 325208.422 (METERS)  
E (X) = 272023.946 (METERS)  
COMBINED FACTOR = 0.99991849  
VERTICAL DATUM: NAVD88 (GEOID1128)

THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE HAVE CAUSED SAID TRACTS OF LAND TO BE SURVEYED AND ADJUSTED AS SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "6773, 6771, 6767 AND 6757 OLIVE BOULEVARD CONSOLIDATION PLAT".

THIS PLAT DOES NOT CREATE ANY NEW EASEMENTS, NOR DOES IT RELEASE ANY EXISTING EASEMENT RIGHTS.

THIS LOT CONSOLIDATION PLAT DOES NOT REDUCE ANY LOT BELOW THE MINIMUM REQUIRED FRONTAGE OR AREA PER THE CURRENT ZONING CLASSIFICATION.

IT IS HEREBY CERTIFIED THAT ALL TAXES ON THE SUBJECT TRACT HAVE BEEN PAID IN FULL.

6757 OLIVE HOLDINGS, LLC

### SURVEYOR'S STATEMENT

THIS IS TO DECLARE TO ELLICIA LANIER AND 6757 OLIVE HOLDINGS, THAT AT THEIR REQUEST, ALTEA, LLC, HAS DURING THE MONTH OF SEPTEMBER, 2023, EXECUTED A RESURVEY OF LOTS 16-20 AND PARTS OF LOTS 21-28 IN BLOCK 4 OF SADLER PLACE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE(S) 77 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS AND BASED UPON THE RESULTS OF SAID RESURVEY HAVE ADJUSTED THE TRACT IN THE MANNER SHOWN HEREON. THE RESULTS OF SAID RESURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS RESURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS FOR URBAN CLASS PROPERTY AT THE TIME OF THIS RESURVEY.



AS AGENT OF ALTEA, LLC  
DATE 11-9-23

### REVISIONS

NO.	REVISION/ISSUE	DATE

### PREPARED FOR

**ELLICIA LANIER**  
6757 OLIVE HOLDINGS  
6757 OLIVE BOULEVARD  
UNIVERSITY CITY, MISSOURI 63130  
PHONE: (314) 779-9127  
ABARRAGAN@URBANSPTSURV.COM

**ALTEA, LLC**  
Consulting Land Surveyors  
3906 S. OLD HWY 94, SUITE 600  
ST. CHARLES, MO 63304  
PHONE: (636) 477-6000  
FAX: (636) 898-0950  
WWW.ALTEALS.COM © 2023 ALTEA, LLC  
ALTEA, LLC  
PROFESSIONAL LAND SURVEYING  
CERTIFICATE OF AUTHORITY: 2013023731

### SHEET IDENTIFICATION

**LOT CONSOLIDATION PLAT**

PROJECT NUMBER **23-2377-LC**

FIELD CREW:	CKL/PTM	SHEET
SURVEYED:	9/9/23 & 10/23/23	<b>1</b> OF 3
DRAFTER:	MJM	
DRAFTED:	11/01/2023	
REVIEWER:	BLH	
REVIEWED:	11/07/2023	

### TITLE NOTES (SCHEDULE B-2)

**6773 OLIVE BOULEVARD (PARCEL 1)**  
FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY ST. LOUIS TITLE LLC, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE/COMMITMENT NUMBER 20841STL, REVISION #1, DATE JULY 25, 2023.

- BUILDING LINES, EASEMENTS, AND SET BACKS WHICH ARE SHOWN ON THE PLAT RECORDED IN PLAT BOOK 14 PAGE 77, AND COVENANTS AND RESTRICTIONS, INCLUDING A PROVISION FOR SUBDIVISION ASSESSMENTS, CONTAINED IN THE SUBDIVISION INDENTURE RECORDED IN BOOK 545 PAGE 168, ORDINANCE NO. 5831 PER 9135-1318; NOTE: VACATION OF SADLER WAY WALKWAY BY ORDINANCE NO. 5831 OF CITY OF UNIVERSITY CITY, MISSOURI, A COPY OF WHICH IS RECORDED IN BOOK 9135 PAGE 1318.
- ORDINANCE NO. 1260 PER 751-323; DUE TO POOR RECORDING QUALITY, AMBIGUITIES IN EASEMENT DESCRIPTION OR LACK OF ADDITIONAL INFORMATION IN THE EASEMENT DESCRIPTION, THE EXACT LOCATION OF SAID EASEMENT WAS NOT DETERMINED, THEREFORE UNABLE TO LOCATE.
- ENCROACHMENT OF PARKING CURBS AND ASPHALT OVER WESTERN PROPERTY LINE SHOWN ON SURVEY BY ALTEA, LLC DATED JUNE 20TH, 2023, PROJECT NO. 23-1276-A.
- ENCROACHMENT OF BRICK WALL OVER GAS LINE (NO EASEMENT) SHOWN ON SURVEY BY ALTEA, LLC DATED JUNE 20TH, 2023, PROJECT NO. 23-1276-A.
- UTILITY LINES, WHETHER OVERHEAD OR UNDERGROUND, LYING OUTSIDE THE BOUNDARY OF ANY EASEMENTS IDENTIFIED AS EXCEPTIONS HEREIN.

LEGAL: CAUSE NO. 52011; DOCUMENT NOT SUPPLIED TO SURVEYOR NOR COULD BE OBTAINED FROM TITLE COMPANY, ST. LOUIS COUNTY, THEREFORE EXCEPTION CAUSE NO. 52011 WAS NOT PLOTTED

**6771 OLIVE BOULEVARD (PARCEL 2)**  
FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY ST. LOUIS TITLE & FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE/COMMITMENT NUMBER 211425TL.

- ORDINANCE 1351 PER 751-323; NOT LOCATED ON SUBJECT PROPERTY.
- TERMS, PROVISIONS, AND EASEMENTS OF INDENTURE GRANTED TO THE STATE OF MISSOURI PER 4984-71; AS NOTED HEREON.
- ORDINANCE 5267 PER 7325-1421; LOT LOCATED ON SUBJECT PROPERTY.
- TERMS AND PROVISIONS OF THE URBAN RENEWAL PLAN FOR THE DELMAR LOOP RENEWAL PROJECT PER 5950-284, 7325-1421, 6467-1803, 7325-2222; NOT LOCATED ON SUBJECT PROPERTY.
- ORDINANCE 5831 PER 9135-1318; NOT LOCATED ON SUBJECT PROPERTY.

**6771 OLIVE BOULEVARD (PARCEL 3)**  
FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY U.S. TITLE GUARANTY COMPANY & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE/COMMITMENT NUMBER 2048023-01985.

- EASEMENT FOR INGRESS & EGRESS 8168-612 AND RE-RECORDED IN 8200-1786; AS SHOWN HEREON.

**6757 OLIVE BOULEVARD (PARCEL 4)**  
NO TITLE OF RECORD PROVIDED

### ORIGINAL PROPERTY DESCRIPTIONS

**6773 OLIVE BOULEVARD, PARCEL 1:**

THE WESTERN 10 FEET OF LOT 26, AND ALL OF LOTS 27 AND 28 IN BLOCK 4 OF SADLER PLACE ADDITION, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 14 PAGE 77 OF THE ST. LOUIS COUNTY RECORDS, EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PROPERTY TAKEN IN CONDEMNATION CAUSE NO. 52011 OF THE CIRCUIT COURT OF ST. LOUIS FOR THE ESTABLISHMENT OF OLIVE STREET ROAD, AND FURTHER EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO THE STATE OF MISSOURI FOR WIDENING OLIVE STREET ROAD BY INSTRUMENT RECORDED IN BOOK 4960 PAGE 430 OF THE ST. LOUIS COUNTY RECORDS.  
  
(CAUSE NO. 52011; DOCUMENT NOT SUPPLIED TO SURVEYOR NOR COULD BE OBTAINED FROM TITLE COMPANY, THEREFORE EXCEPTION CAUSE NO. 52011 WAS NOT PLOTTED)

ALSO

THE EASTERN 30 FEET OF LOT 26 IN BLOCK 4 OF SADLER PLACE ADDITION, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 14 PAGE 77 OF THE ST. LOUIS COUNTY RECORDS, EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF MISSOURI FOR WIDENING OLIVE STREET ROAD BY INSTRUMENT RECORDED IN BOOK 4974 PAGE 619 OF THE ST. LOUIS COUNTY RECORDS.

**6771 OLIVE BOULEVARD, PARCEL 2:**

LOT 25 IN BLOCK 4 OF SADLER PLACE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 77 OF THE ST. LOUIS COUNTY RECORDS, STATE OF MISSOURI, LESS THE SOUTHERN APPROXIMATELY 10 FEET SOLD IN THE STATE OF MISSOURI ON NOVEMBER 23, 1962 IN BOOK 4984, PAGE 71.  
  
ALSO  
  
AN EASEMENT FOR INGRESS AND EGRESS ACROSS THE WESTERN 10 FEET OF LOT 24 AS ESTABLISHED BY WARRANTY DEED RECORDED IN BOOK 6571 PAGE 407 OF THE ST. LOUIS COUNTY RECORDS.

**6767 OLIVE BOULEVARD, PARCEL 3:**

LOTS 23 AND 24 IN BLOCK 4 OF SADLER PLACE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14 PAGE 77 OF THE ST. LOUIS COUNTY RECORDS, EXCEPTING THEREFROM THAT PART CONVEYED TO STATE OF MISSOURI ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI BY INSTRUMENT RECORDED IN BOOK 4984 PAGE 71 OF THE ST. LOUIS COUNTY RECORDS.

**6757 OLIVE BOULEVARD, PARCEL 4:**

LOTS 16-20 & PART OF LOTS 21 AND 22 IN BLOCK 4 OF SADLER PLACE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14 PAGE 77 OF THE ST. LOUIS COUNTY RECORDS, EXCEPTING THEREFROM THAT PART CONVEYED TO STATE OF MISSOURI ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI BY INSTRUMENT RECORDED IN BOOK 4972 PAGE 288 OF THE ST. LOUIS COUNTY RECORDS.

### PROPERTY DESCRIPTION (SURVEYED)

**ADJUSTED LOT A:**

A TRACT OF LAND BEING LOTS 16-20 AND PART OF LOTS 21-28 IN BLOCK 4 OF SADLER PLACE ADDITION AS RECORDED IN PLAT BOOK 14 PAGE 77 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND FURTHER DESCRIBED AS FOLLOWS:  
  
BEGINNING AT THE NORTHEAST CORNER OF LOT 16 IN BLOCK 4 OF SADLER PLACE ADDITION AS RECORDED IN PLAT BOOK 14 PAGE 77 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID POINT BEING ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF AN ALLEY, 15 FEET WIDE; THENCE ALONG THE EAST PROPERTY LINE OF SAID LOT 16, SOUTH 07 DEGREES 03 MINUTES 54 SECONDS WEST, 137.17 FEET TO THE NORTHERN RIGHT-OF-WAY LINE OF OLIVE BOULEVARD, WIDTH VARIES, THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 83 DEGREES 01 MINUTES 22 SECONDS WEST, 175.00 FEET TO A POINT LOCATED AT THE WIDENING STRIPS OF OLIVE AS DESCRIBED IN BOOK 4972 PAGE 288, BOOK 4984 PAGE 71, BOOK 4974 PAGE 619, AND BOOK 4960 PAGE 430; THENCE NORTH 07 DEGREES 03 MINUTES 54 SECONDS EAST, 3.00 FEET; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 83 DEGREES 01 MINUTES 22 SECONDS WEST, 204.59 FEET; THENCE NORTH 07 DEGREES 03 MINUTES 54 SECONDS EAST, 8.00 FEET; THENCE NORTH 83 DEGREES 01 MINUTES 22 SECONDS WEST 85.53 FEET; THENCE NORTH 38 DEGREES 08 MINUTES 12 SECONDS WEST, 13.63 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF FERGUSON AVENUE, 60 FEET WIDE; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 06 DEGREES 44 MINUTES 58 SECONDS EAST, 117.28 FEET TO THE NORTHWEST CORNER OF LOT 28 IN BLOCK 4 OF SADLER PLACE ADDITION, SAID POINT ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF SAID ALLEY; THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY LINE, SOUTH 82 DEGREES 56 MINUTES 06 SECONDS EAST, 475.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.46 ACRES (63,630 SQUARE FEET) MORE OR LESS.

### OWNER'S CERTIFICATE

BY \_\_\_\_\_  
  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
  
PRINT NAME \_\_\_\_\_ PRINT NAME \_\_\_\_\_  
  
STATE OF MISSOURI )  
COUNTY OF \_\_\_\_\_ ) SS  
  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME APPEARED \_\_\_\_\_, WHO BY ME DULY SWORN, DID SAY THAT HE/SHE IS A MEMBER OF 6757 OLIVE HOLDINGS, LLC, IN THE STATE OF MISSOURI, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID 6757 OLIVE HOLDINGS, LLC, BY THE AUTHORITY OF ITS MEMBERS AND THAT SAID \_\_\_\_\_ DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID 6757 OLIVE HOLDINGS, LLC.  
  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

### CITY CERTIFICATION

I, \_\_\_\_\_, CITY CLERK OF UNIVERSITY CITY, MISSOURI, DO CERTIFY THAT THIS CONSOLIDATION ADJUSTMENT PLAT WAS REVIEWED AND APPROVED BY THE CITY OF UNIVERSITY CITY IN ACCORDANCE WITH ORDINANCE NO. \_\_\_\_\_.

NAME: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY CLERK  
UNIVERSITY CITY, MISSOURI

### COUNTY CERTIFICATION

THIS PLAT HAS BEEN REVIEWED UNDER SECTION 1005.360 OF THE ST. LOUIS COUNTY SUBDIVISION ORDINANCE (CHAPTER 1005) AND APPROVED BY THE ST. LOUIS COUNTY DEPARTMENT OF PLANNING ON \_\_\_\_\_, 20\_\_\_\_. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TWO SMALLER PARCELS OF LAND INTO A SINGLE LARGE PARCEL OF LAND. NO ADDITIONAL LOTS ARE CREATED. **NO EASEMENTS ARE VACATED BY THIS PLAT, AND ORIGINAL LOTS AREAS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIREMENTS OF THE ZONING ORDINANCE (CHAPTER 1003) OR THE SUBDIVISION ORDINANCE.**

ST. LOUIS COUNTY DEPARTMENT OF PLANNING.

JACOB TRIMBLE, DIRECTOR OF PLANNING \_\_\_\_\_ DATE \_\_\_\_\_



## 6773, 6771, 6767, & 6757 OLIVE BOULEVARD

LOTS 16-20 AND PART OF LOTS 21-28 IN BLOCK 4 OF SADLER PLACE ADDITION  
PLAT BOOK: 14 PAGE(S): 77  
ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS	
I.P. = IRON PIPE	I.R. = IRON ROD
B.M. = BENCH MARK	ELEV. = ELEVATION
P.B. = PLAT BOOK	PG. = PAGE
BK. = BOOK	S.F. = SQUARE FEET
ESMT. = EASEMENT	BLDG. = BUILDING
N.F. = NOW OR FORMERLY	CONC. = CONCRETE
ASPH. = ASPHALT	R.O.W. = RIGHT-OF-WAY
PROP. = PROPERTY	COR. = CORNER
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T.F. = TOP OF FOUNDATION	F.F. = FINISHED FLOOR
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P.C.P. = POLYVINYL CHLORIDE PIPE	
R.C.P. = REINFORCED CONCRETE PIPE	
V.C.P. = VITRIFIED CLAY PIPE	

SURVEY MARKERS			
⊙	FOUND/SET SEMI-PERMANENT MONUMENT	⊥	FOUND/SET NOTCH
⊕	FOUND/SET PERMANENT MONUMENT	↘	FOUND/SET ARROW
+	FOUND/SET CROSS	□	SET STAKE
⚓	FOUND/SET ANCHOR		

LINE TYPES			
—	BOUNDARY LINE	○	CHAIN FENCE
- - -	EASEMENT LINE	□	WOOD/VINYL METAL FENCE
- · - · -	SETBACK LINE	×	WIRE FENCE
- · - · -	PARCEL LINE	▬	BUILDING FOOTPRINT
- · - · -		- · - · -	CENTERLINE

- SURVEYOR'S NOTES**
- THE SUBJECT TRACT CONTAINS 1.46 ACRES MORE OR LESS (63,630 SQUARE FEET MORE OR LESS).
  - THE SUBJECT TRACT IS CURRENTLY ZONED "IC" INDUSTRIAL COMMERCIAL DISTRICT ACCORDING TO ST. LOUIS COUNTY, MISSOURI ONLINE ASSESSOR'S MAP.
  - SOURCE OF RECORD DESCRIPTION: DOC# 2023080100272, DEED BOOK 16341 PAGE 0701, DOC# 2023041400038 AND DEED BOOK 22232 PAGE 970 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.
  - A LAND DISTURBANCE PERMIT FOR ANY NEW CONSTRUCTION ON THIS SITE MAY BE REQUIRED. LOT CONSOLIDATION PLAT APPROVAL IS NOT TO BE CONSIDERED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
  - BASIS OF BEARINGS:  
ZONE:  
MISSOURI EAST 3401  
HORIZONTAL DATUM: NAD83  
VRS BASE STATION PRS1508868892534 (CORS-ID M08F)  
N (Y) = 325298.422 (METERS)  
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COMBINED FACTOR = 0.99991849  
VERTICAL DATUM: NAVD88 (GEOID12B)

**SURVEYOR'S STATEMENT**

THIS IS TO DECLARE TO ELLICIA LANIER AND 6757 OLIVE HOLDINGS, THAT AT THEIR REQUEST, ALTEA, LLC, HAS DURING THE MONTH OF SEPTEMBER, 2023, EXECUTED A RESURVEY OF LOTS 16-20 AND PARTS OF LOTS 21-28 IN BLOCK 4 OF SADLER PLACE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE(S) 77 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS AND BASED UPON THE RESULTS OF SAID RESURVEY HAVE ADJUSTED THE TRACT IN THE MANNER SHOWN HEREON. THE RESULTS OF SAID RESURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS RESURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS FOR URBAN CLASS PROPERTY AT THE TIME OF THIS RESURVEY.



AS AGENT OF ALTEA, LLC  
DATE: XX-XX-23

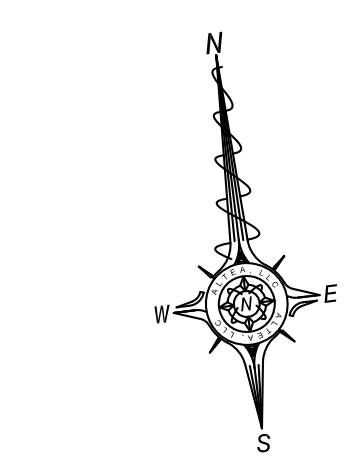
REVISIONS

NO.	REVISION / ISSUE	DATE
PREPARED FOR		
<b>ELLICIA LANIER</b>		
6757 OLIVE HOLDINGS		
6757 OLIVE BOULEVARD		
UNIVERSITY CITY, MISSOURI 63130		
PHONE: (314) 779-9127		
ABARRAGAN@URBANSPTSURVEYING.COM		

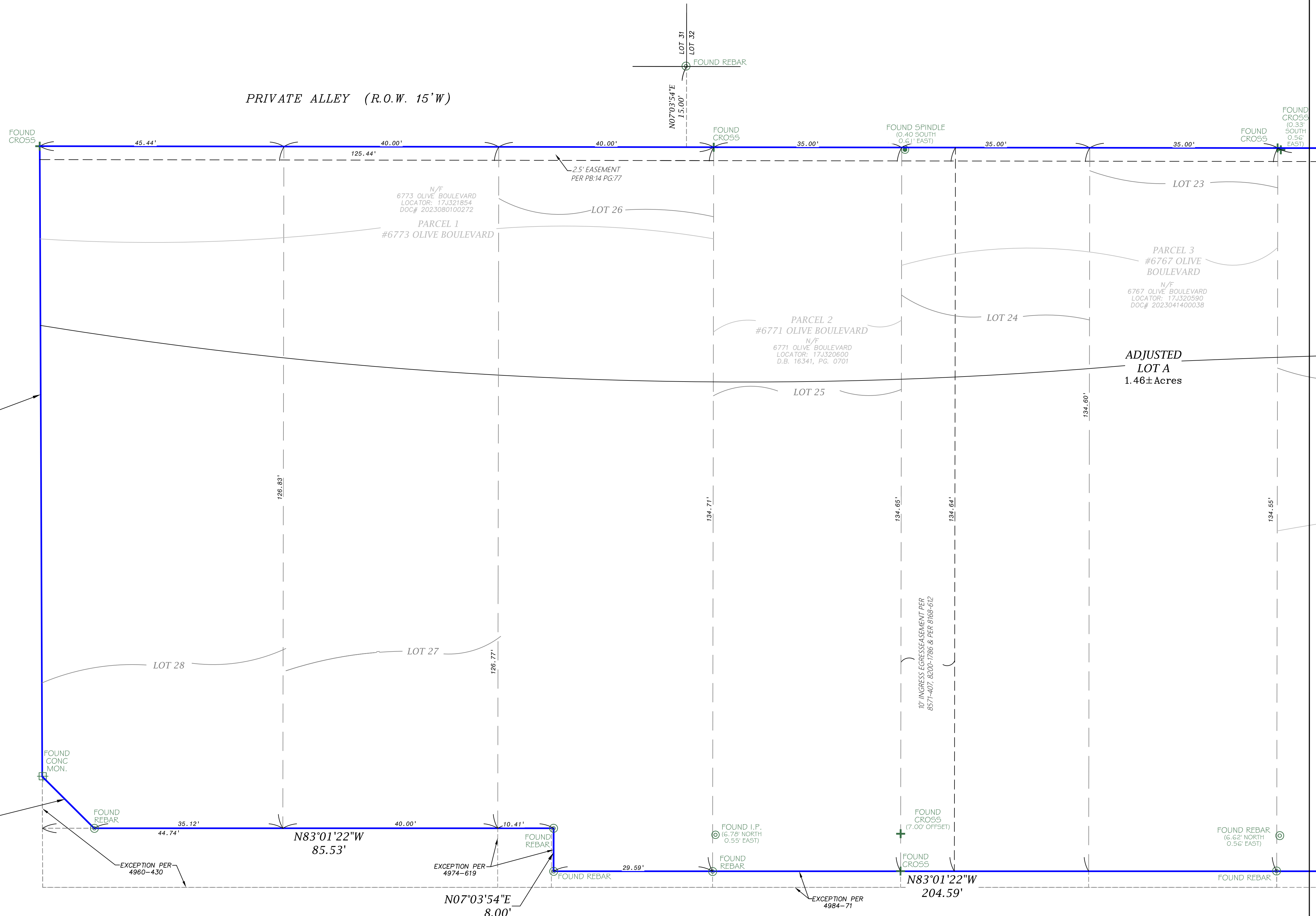
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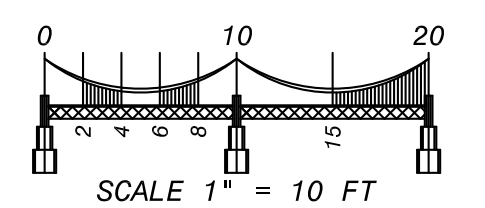
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LOT CONSOLIDATION PLAT	
PROJECT NUMBER 23-2377-LC	
FIELD CREW: CKL/PTM	SHEET
SURVEYED: 9/9/23 & 10/23/23	2 OF 3
DRAFTER: MJM	
DRAFTED: 11/01/2023	
REVIEWER: BLH	
REVIEWED: 11/07/2023	



FERGUSON AVENUE (R.O.W. 60' W)



OLIVE BOULEVARD (WIDTH VARIES)  
(FORMERLY OLIVE STREET ROAD)  
(A.K.A. ROUTE 340 & STATE HIGHWAY E)



## 6773, 6771, 6767, & 6757 OLIVE BOULEVARD

LOTS 16-20 AND PART OF LOTS 21-28 IN BLOCK 4 OF SADLER PLACE ADDITION

PLAT BOOK: 14 PAGE(S): 77

ST. LOUIS COUNTY, MISSOURI

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- SURVEYOR'S NOTES**
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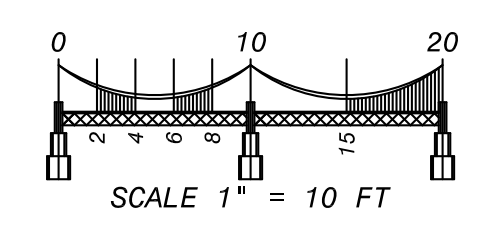
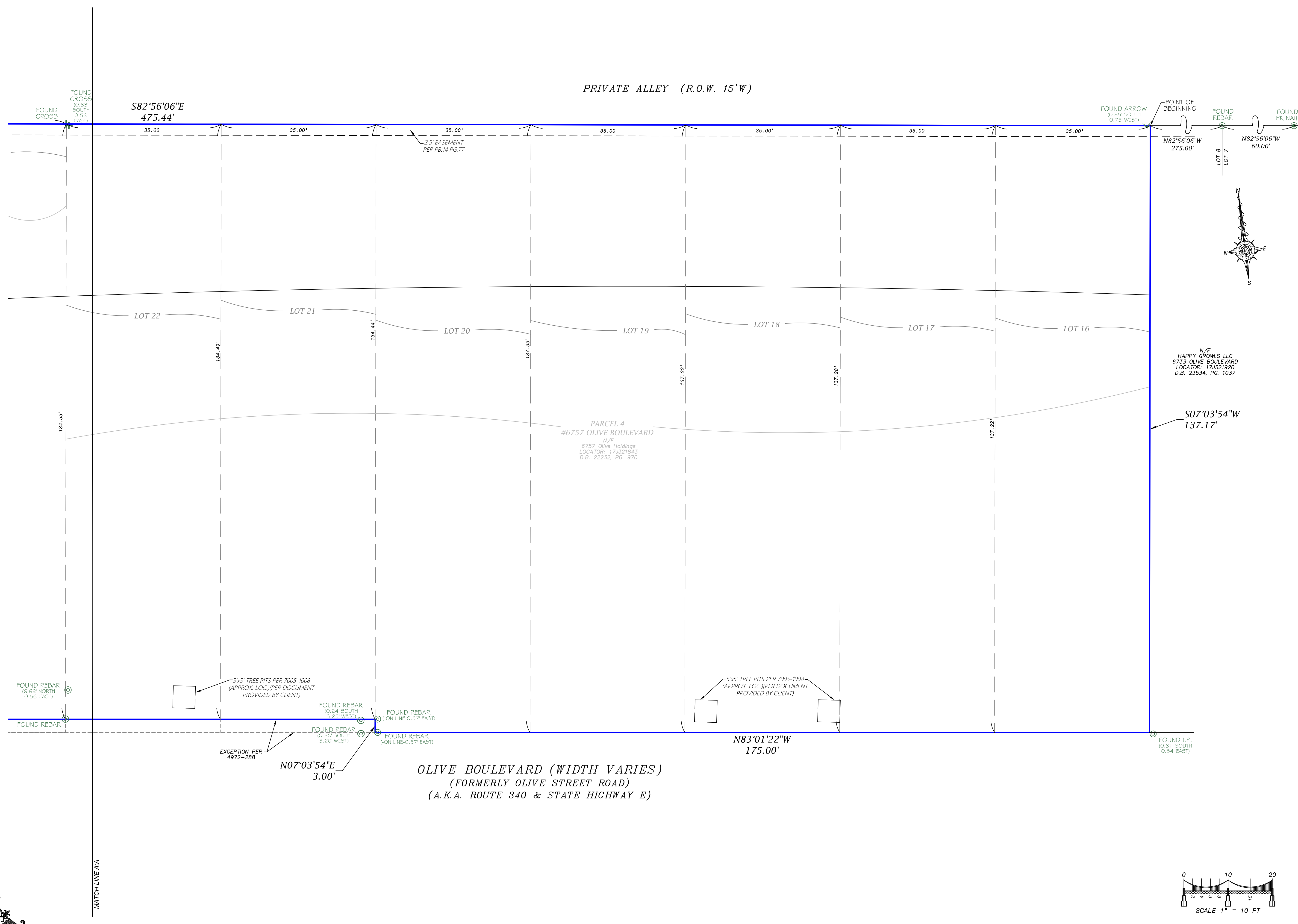
AS AGENT OF ALTEA, LLC  
DATE 09-09-23

REVISIONS		
NO.	REVISION/ISSUE	DATE

PREPARED FOR  
**ELLICIA LANIER**  
6757 OLIVE HOLDINGS  
6757 OLIVE BOULEVARD  
UNIVERSITY CITY, MISSOURI 63130  
PHONE: (314) 779-9127  
ABARRAGAN@URBANSPTSURVEYORS.COM

**ALTEA, LLC**  
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3906 S. OLD HWY 94, SUITE 600  
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PROFESSIONAL LAND SURVEYING  
CERTIFICATE OF AUTHORITY: 2013023731

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SURVEYED: 9/9/23 & 10/23/23	3 OF 3
DRAFTER: MJM	
DRAFTED: 11/01/2023	
REVIEWED: BLH	
REVIEWED: 11/07/2023	



# LOT CONSOLIDATION PLAT

## 6773, 6771, 6767, & 6757 OLIVE BOULEVARD

LOTS 16-20 AND PART OF LOTS 21-28 IN BLOCK 4 OF SADLER PLACE ADDITION  
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NF = NOW OR FORMERLY	CONC. = CONCRETE
ASPH. = ASPHALT	R.O.W. = RIGHT-OF-WAY
PROP. = PROPERTY	COR. = CORNER
FL = FLOW LINE	CL = CENTERLINE
(R) = RECORD	(S) = SURVEYED
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P.V.C. = POLYVINYL CHLORIDE PIPE	
R.C.P. = REINFORCED CONCRETE PIPE	
V.C.P. = VITRIFIED CLAY PIPE	

SURVEY MARKERS			
	FOUND/SET SEMI-PERMANENT MONUMENT		FOUND/SET NOTCH
	FOUND/SET PERMANENT MONUMENT		FOUND/SET ARROW
	FOUND/SET CROSS		SET STAKE
	FOUND/SET ANCHOR		

LINE TYPES	
	BOUNDARY LINE
	EASEMENT LINE
	SETBACK LINE
	PARCEL LINE
	CHAIN FENCE
	WOOD/VINYL METAL FENCE
	WIRE FENCE
	BUILDING FOOTPRINT
	CENTERLINE

- SURVEYOR'S NOTES**
- THE SUBJECT TRACT CONTAINS 1.46 ACRES MORE OR LESS (63,630 SQUARE FEET MORE OR LESS).
  - THE SUBJECT TRACT IS CURRENTLY ZONED "IC" INDUSTRIAL COMMERCIAL DISTRICT ACCORDING TO ST. LOUIS COUNTY, MISSOURI ONLINE ASSESSOR'S MAP.
  - SOURCE OF RECORD DESCRIPTION: DOC# 2023080100272, DEED BOOK 16341 PAGE 0701, DOC# 2023041400038 AND DEED BOOK 22232 PAGE 970 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.
  - A LAND DISTURBANCE PERMIT FOR ANY NEW CONSTRUCTION ON THIS SITE MAY BE REQUIRED. LOT CONSOLIDATION PLAT APPROVAL IS NOT TO BE CONSIDERED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
  - BASIS OF BEARINGS:  
ZONE:  
MISSOURI EAST 3401  
HORIZONTAL DATUM: NAD83  
VRS BASE STATION PRS15086882534 (CORS-ID MOB)  
N (Y) = 325298.422 (METERS)  
E (X) = 272023.346 (METERS)  
COMBINED FACTOR = 0.99991849  
VERTICAL DATUM: NAVD88 (GEOID12B)

**SURVEYOR'S STATEMENT**

THIS IS TO DECLARE TO ELUCIA LANIER AND 6757 OLIVE HOLDINGS, THAT AT THEIR REQUEST, ALTEA, LLC, HAS DURING THE MONTH OF SEPTEMBER, 2023, EXECUTED A RESURVEY OF LOTS 16-20 AND PARTS OF LOTS 21-28 IN BLOCK 4 OF SADLER PLACE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE(S) 77 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS AND BASED UPON THE RESULTS OF SAID RESURVEY HAVE ADJUSTED THE TRACT IN THE MANNER SHOWN HEREON. THE RESULTS OF SAID RESURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS RESURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS FOR URBAN CLASS PROPERTY AT THE TIME OF THIS RESURVEY.



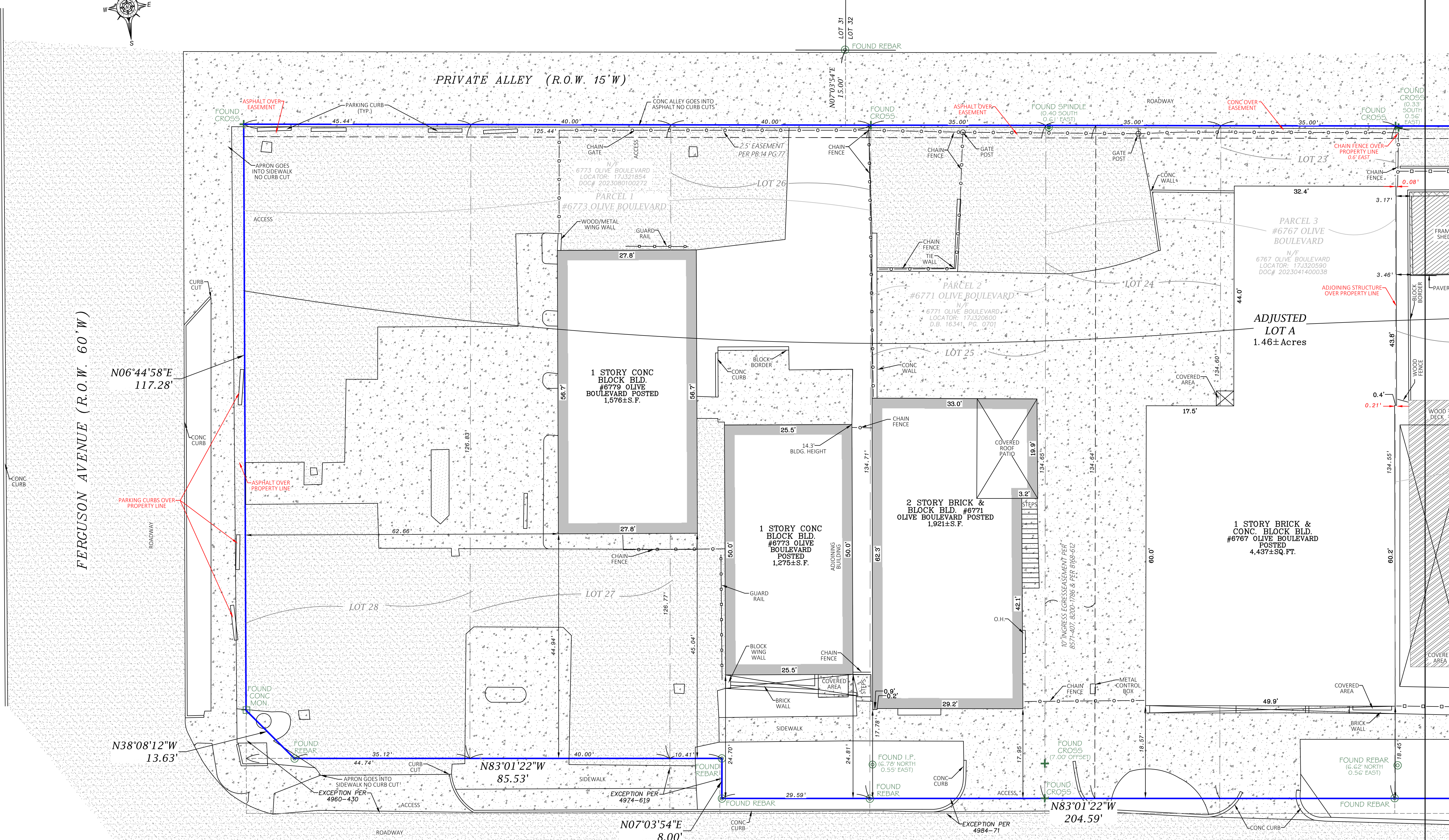
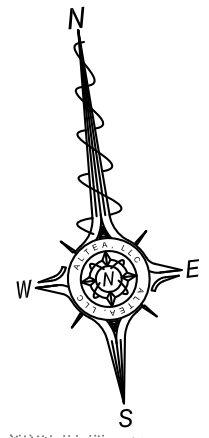
AS AGENT OF ALTEA, LLC  
DATE 11-9-23

REVISIONS		
NO.	REVISION / ISSUE	DATE

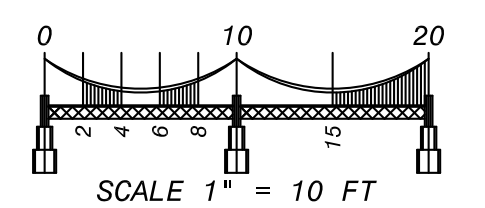
PREPARED FOR  
**ELUCIA LANIER**  
6757 OLIVE HOLDINGS  
6757 OLIVE BOULEVARD  
UNIVERSITY CITY, MISSOURI 63130  
PHONE: (314) 779-9127  
ABARRAGAN@URBANSURVEYS.COM

**ALTEA, LLC**  
Consulting Land Surveyors  
3906 S. OLD HWY 94, SUITE 600  
ST. CHARLES, MO 63304  
PHONE: (636) 477-6000  
FAX: (636) 898-0950  
WWW.ALTEA.LLC.COM © 2023 ALTEA, LLC  
ALTEA, LLC  
PROFESSIONAL LAND SURVEYING  
CERTIFICATE OF AUTHORITY: 2013023731

SHEET IDENTIFICATION		
LOT CONSOLIDATION PLAT		
PROJECT NUMBER 23-2377-LC		
FIELD CREW: CKL/PTM	SHEET	
SURVEYED: 9/9/23 & 10/23/23	2	
DRAFTER: MJM	OF 3	
DRAFTED: 11/01/2023		
REVIEWER: BLH		
REVIEWED: 11/07/2023		



OLIVE BOULEVARD (WIDTH VARIES)  
(FORMERLY OLIVE STREET ROAD)  
(A.K.A. ROUTE 340 & STATE HIGHWAY E)



# LOT CONSOLIDATION PLAT

## 6773, 6771, 6767, & 6757 OLIVE BOULEVARD

LOTS 16-20 AND PART OF LOTS 21-28 IN BLOCK 4 OF SADLER PLACE ADDITION  
PLAT BOOK: 14 PAGE(S): 77  
ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS	
I.P. = IRON PIPE	I.R. = IRON ROD
B.M. = BENCH MARK	ELEV. = ELEVATION
P.B. = PLAT BOOK	PG. = PAGE
BK. = BOOK	S.F. = SQUARE FEET
ESMT. = EASEMENT	BLDG. = BUILDING
NF = NOW OR FORMERLY	CONC. = CONCRETE
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SURVEY MARKERS			
⊙	FOUND/SET SEMI-PERMANENT MONUMENT	⊥	FOUND/SET NOTCH
⊕	FOUND/SET PERMANENT MONUMENT	↙	FOUND/SET ARROW
+	FOUND/SET CROSS	□	SET STAKE
⬇	FOUND/SET ANCHOR		

LINE TYPES	
—	BOUNDARY LINE
- - -	EASEMENT LINE
- · - · -	SETBACK LINE
- - - - -	PARCEL LINE
○	CHAIN FENCE
□	WOOD/VINYL METAL FENCE
x	WIRE FENCE
▭	BUILDING
—	FOOTPRINT CENTERLINE

SURVEYOR'S NOTES	
1.	THE SUBJECT TRACT CONTAINS 1.46 ACRES MORE OR LESS (63,630 SQUARE FEET MORE OR LESS).
2.	THE SUBJECT TRACT IS CURRENTLY ZONED "IC" INDUSTRIAL COMMERCIAL DISTRICT ACCORDING TO ST. LOUIS COUNTY, MISSOURI ONLINE ASSESSOR'S MAP.
3.	SOURCE OF RECORD DESCRIPTION: DCO# 2023080100272, DEED BOOK 16341 PAGE 0701, DCO# 2023041400038 AND DEED BOOK 22232 PAGE 970 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.
4.	A LAND DISTURBANCE PERMIT FOR ANY NEW CONSTRUCTION ON THIS SITE MAY BE REQUIRED. LOT CONSOLIDATION PLAT APPROVAL IS NOT TO BE CONSIDERED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
5.	BASIS OF BEARINGS: ZONE: MISSOURI EAST 3401 HORIZONTAL DATUM: NAD83 VRS BASE STATION PRS150886882534 (CORS-ID MOB#) N (Y) = 325298.422 (METERS) E (X) = 272023.346 (METERS) COMBINED FACTOR = 0.99991849 VERTICAL DATUM: NAVD88 (GEOID12B)

**SURVEYOR'S STATEMENT**  
THIS IS TO DECLARE TO ELLICIA LANIER AND 6757 OLIVE HOLDINGS, THAT AT THEIR REQUEST, ALTEA, LLC, HAS DURING THE MONTH OF SEPTEMBER, 2023, EXECUTED A RESURVEY OF PART OF LOTS 16-20 AND PARTS OF LOTS 21-28 IN BLOCK 4 OF SADLER PLACE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE(S) 77 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS AND BASED UPON THE RESULTS OF SAID RESURVEY HAVE ADJUSTED THE TRACT IN THE MANNER SHOWN HEREON. THE RESULTS OF SAID RESURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS RESURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS FOR URBAN CLASS PROPERTY AT THE TIME OF THIS RESURVEY.



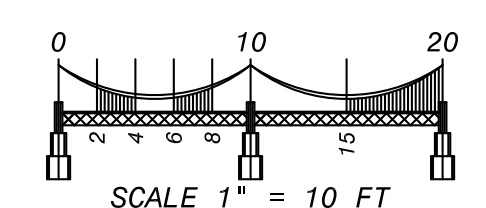
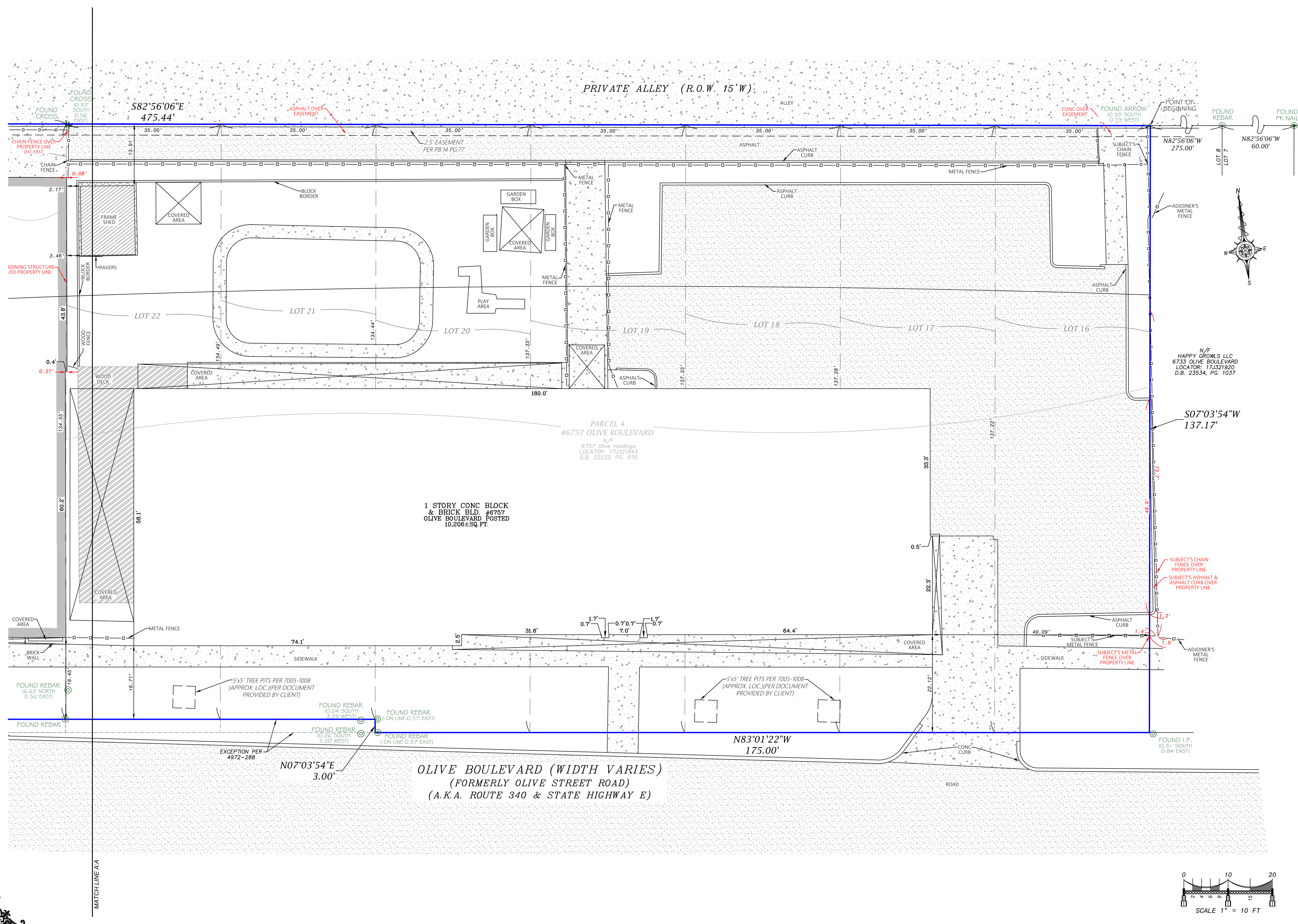
AS AGENT OF ALTEA, LLC  
DATE 11-9-23

REVISIONS		
NO.	REVISION/ISSUE	DATE

PREPARED FOR  
**ELLICIA LANIER**  
6757 OLIVE HOLDINGS  
6757 OLIVE BOULEVARD  
UNIVERSITY CITY, MISSOURI 63130  
PHONE: (314) 779-9127  
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SHEET IDENTIFICATION	
LOT CONSOLIDATION PLAT	
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DRAFTER:	MJM
DRAFTED:	11/01/2023
REVIEWER:	BLH
REVIEWED:	11/07/2023





**Department of Planning and Development**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8500, Fax: (314) 862-3168

**MEMO**

<b>Meeting Date</b>	December 6, 2023
<b>File Number</b>	TXT 23-05
<b>Council District</b>	n/a
<b>Applicant</b>	City of University City
<b>Request</b>	Approval of Text Amendment to (1) allow for a reduction in the number of required off-street parking spaces for older, existing commercial or mixed-use buildings; and (2) exempt existing mixed-use buildings in the Core Commercial (CC) zoning district from the minimum lot area per dwelling unit standard

**Comprehensive Plan Conformance:**

Yes       No       No reference

**Staff Recommendation:**

Approval     Approval with Conditions     Denial

**Attachments:**

A. N/A

**Zoning Code Text Proposed to be Amended**

Section 400.1260, Fence Materials, consists of subsections A and B, as outlined below. The proposed amendment is in bold red type.

Division 7, Fence Regulations

Section 400.1260 Fence Materials.

- A. Except as otherwise provided for in Subsection (B) of this Section, fence material shall be that which is designed and intended for use in fence installations, including decorative masonry (e.g., brick, stone, or textured and pigmented concrete). All fences shall be maintained in a structurally sound condition and otherwise in a neat and clean appearance.
- B. Barbed or razor wire **or tarps or tarp-like material** shall not constitute any part of a fence in any residential or "PA" zoning district. In all other districts, barbed or razor wire may be attached to the fence, above six (6) feet.

**Staff Analysis**

It is the City’s intention with this Text Amendment to strengthen the fence regulations by prohibiting a tarp or similar type material to be used as fence material, either as a fence itself or incorporated into an existing fence, such as a chain link fence. See Figure 1 for an example of the type of material the amendment seeks to prohibit.



Figure 1. Fence material proposed to be prohibited through TXT 23-05.

**Staff Recommendation**

Staff recommends approval of the Text Amendment, TXT 23-05.